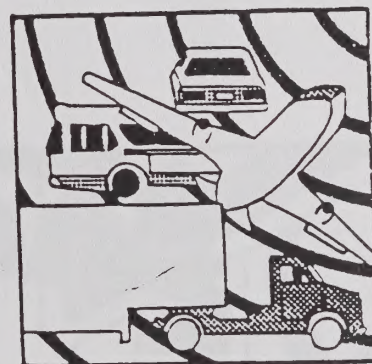
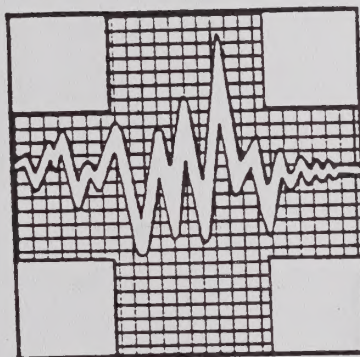
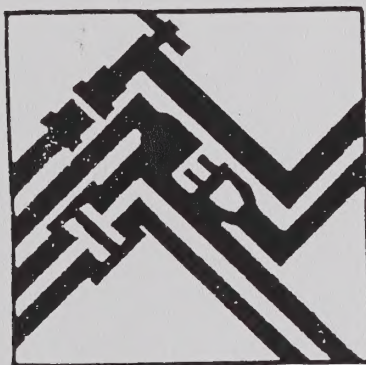
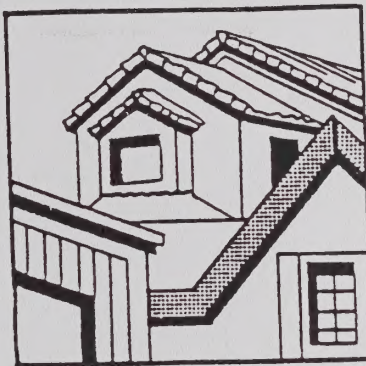
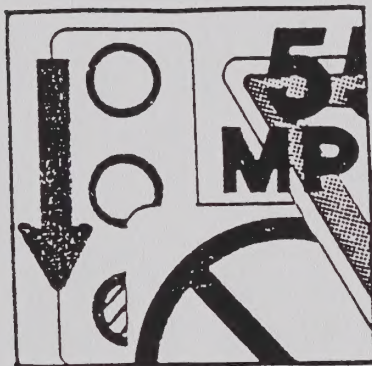


San Marcos

General Plan

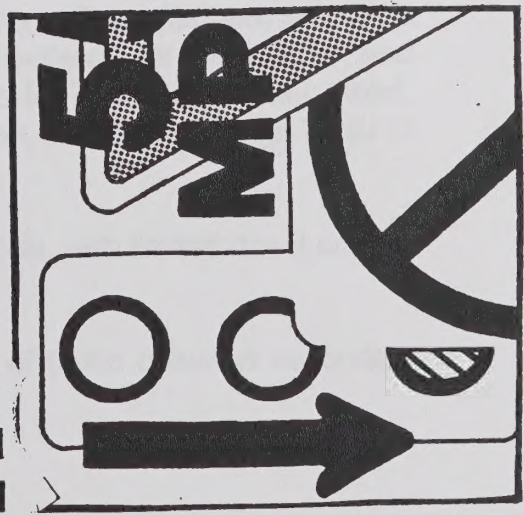
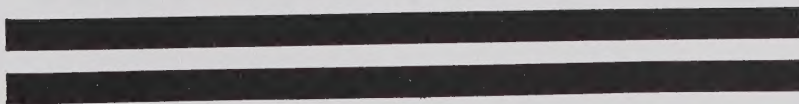


VOLUME II

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CIRCULATION





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B. CIRCULATION ELEMENT

PURPOSE

The Circulation Element contains policies and maps indicating the general location and extent of existing and proposed circulation routes; provides a transportation system adequate to serve the traffic projected to be generated by the land uses shown on the General Plan Land Use Maps for the eight communities as well as regional through traffic; promotes the efficient transport of people and goods; and encourages the efficient use of existing transportation facilities. The Circulation Element contains goals, policies and implementation strategies which serve as an action program to implement these objectives.

1.0 EXISTING CONDITIONS

1.1 Street Classifications

The circulation system in San Marcos is highly automobile-oriented. The extensive roadway network includes freeways, prime arterials, major arterial, rural arterials, secondary arterials, and collector streets. These classifications are described below and on Table B-1.

Freeways - State of California highways, usually divided, that are designed to accommodate large amounts of through traffic moving at high speeds. Access is controlled by the use of on and off ramps, and by grade separation at intersections.

Prime Arterials - Serve intra-city and inter-city travel. Access is controlled by signalization and other traffic controls, and direct access to local properties is restricted. The typical right-of-way width is 126 feet, which includes a raised median.

Major Arterials - Serve as the primary access routes between neighborhoods, shopping districts and employment centers. Direct access to local properties is restricted to right-in and right-out turns. The typical right-of-way width is 102 feet, which includes a raised median.

Rural Arterials - Include intra-city and inter-city circulation. Capacities are the same as major arterials, but include landscaping and right-of-way for pedestrian and equestrian trails. This road classification is designated for Twin Oaks Valley Road, north of Borden and the Deer Springs Road intersection, and Deer Springs Road to Interstate 15. It includes a right-of-way of 154 feet.

Secondary Arterials - Carry traffic between major arterials, with limited direct access to local properties and a right-of-way width of 84 feet.

Collector Streets - Designed to carry lower volumes of traffic between secondary arterials, with a right-of-way width of 60-68 feet.

Local Access Streets - Project-specific streets are designed to provide local access only. This classification includes industrial, residential collector, residential streets, and interim roads. Street widths and rights-of-way vary.

1.2 Scenic Roadways and Theme Corridors

U.S. Interstate 15, a north-south highway just east of the City limits, has been designated as a State Scenic Highway. The County of San Diego's Circulation Element has designated Twin Oaks Valley Road as a scenic highway.

Within San Marcos, several roadways offer mountain and open space views. Twin Oaks Valley Road has several vistas of the San Marcos and Merriam Mountain Ranges, Owen Mountain, and the Mt. Whitney-Double Peak Mountain Range, as well as views of grassland areas, riparian habitats and coastal sage scrub. Questhaven Road east of Elfin Forest Road has several vistas of the southern mountain range, including Cerros de las Posas and Double Peak, and of coastal sage scrub and riparian habitats. Buena Creek Road has several vistas of the San Marcos and Merriam Mountain Ranges and Owens Mountain, as well as several aesthetic open space areas along the roadside. Deer Springs Road has several vistas of the San Marcos and Merriam Mountain Range and of the Merriam Mountain RCA, which contains biological, geological and archaeological resources.

The City has designated a theme corridor, "California Village Overlay Zone," along San Marcos Boulevard from Rancho Santa Fe Road to Knoll Road. The overlay zone requires Spanish Colonial design features, landscaped parkway and traffic medians, enriched paving at major intersections, and decorative street signage, sidewalks, street furniture and lighting.

1.3 Existing Roadway Network

State Route 78 provides regional access to the City, connecting the City with Interstate 15 on the east and Interstate 5 on the west. State Route 78 is currently a four-lane divided freeway, but widening to six lanes is in the planning stages.

East-west travel within the City of San Marcos is accommodated by two arterial highways (Mission Road and San Marcos Boulevard) and several collector highways. North-south travel within the City is accommodated by three principal routes: Twin Oaks Valley Road, Rancho Santa Fe Road, and Nordahl Road. The capacities of these routes, and of other collector highways, are described on Table B-2, Figure B.-1 shows existing roadways and traffic volumes.

1.4 Existing Traffic Conditions

The relative congestion of roadways is measured by the peak hour traffic volume divided by the capacity of the roadway segment or intersection. The resulting ratio is called a V/C ratio. Levels of Service (LOS) are determined from the V/C ratios. Table B-3 defines the range of Levels of Service and describes the resulting effects on traffic congestion.

As shown on Table B-2, major roadways currently are operating at LOS C or less. With the recent addition of a westbound on-ramp and eastbound off-ramp to the Twin Oaks Valley Road/State Route 78 interchange, and recent improvements to the San Marcos Boulevard/State Route 78 and Nordahl Road/State Route 78 interchanges, specific Levels of Service for intersections have not been determined. Field observation indicates congestion in the peak hours at most State Route 78 interchanges. The congestion appears to be caused by the lack of left-turn lanes/storage area, a need for additional signalization, and, to some extent, congestion on State Route 78 backing up onto surface streets.

Several intersections along Rancho Santa Fe Road are also congested in the peak hours. They are Grand Avenue, Linda Vista Drive, and San Marcos Boulevard. The intersections of Mulberry Drive and Richland Road with Mission Road experience long delays on the minor approaches.

1.5 Parking Standards

The City's Zoning Ordinance establishes standards for off-street parking and loading. The Zoning Ordinance further provides that every building, structure or improvement constructed or altered must provide for safe ingress to and egress from the parking area (Section 470.00), sets design standards for on-site circulation (Section 470.03), establishes general parking area development standards (Section 470.04), and designates acceptable locations for off-street parking (Section 471.01) and loading (Section 474.03).

2.0 FUTURE TRAFFIC CONDITION UNDER GENERAL PLAN BUILDOUT

2.1 Traffic Projection Model

In order to forecast future traffic volumes and Levels of Service, the City used a traffic projection model based on buildout of all of the land uses shown on the eight General Plan community maps. The particular system used by the City's traffic consultants is called TRANPLAN, a package of transportation planning computer programs similar to UTPS and the Federal Highway Administration's PLANPAC. SANDAG and San Diego County also use this system. The model is based on base year (1980) and buildout (estimated at 30-90 years, or years 2020-2070) land uses. Base year land use was obtained from SANDAG's digitized 1980 land use file. Buildout land use was obtained from the eight General Plan community land use maps.

The amount of land in each land use category determines the number and type of trips generated. Trip generation rates were applied to each land use. Trip destinations were determined by the use of a "gravity model," which determines where the trips generated by each land use area will go. The gravity model also calculates trips through the region (for example, from the Mexican border to Orange County). Daily trips are split into peak and off-peak trips. The traffic model is discussed in greater detail in Appendix A.

2.2 Necessary Improvements

The road network at buildout, shown on Figure B-2, will provide an adequate circulation system if necessary street widenings are appropriately phased and traffic management improvements, such as increased signalization and the addition of left-turn lanes, are implemented. Future traffic volumes, prior to the addition of traffic management improvements, are shown on Table B-4. Necessary mitigation measures also are described on the table. In addition, the City shall evaluate these requirements on a project-by-project basis, prepare a Public Facilities Plan to address the phasing of improvements, and conduct site-specific studies of intersections and segments with the capacity of exceeding LOS D.

These specific studies also will evaluate whether it is feasible to mitigate regional traffic impacts through the implementation of local traffic improvements. In some instances, regional coordination in determining necessary circulation improvements, and in funding alternative transportation modes such as Light Rail, will be necessary to address local circulation issues.

3.0 REGIONAL POLICIES AFFECTING TRAFFIC CONDITIONS IN SAN MARCOS

The following policies in the General Plan of the County of San Diego affect future traffic conditions in San Marcos:

- (1) The Circulation Element requires the reservation of the right-of-way along the proposed SA 680 from Leucadia to Rancho Bernardo, to permit future expansion from its proposed status as a collector street. If this expansion is implemented, traffic flows on SR78 through San Marcos would be reduced.
- (2) The Circulation Element downgrades Oleander Avenue, a major collector, to the status of a local-serving road. Oleander Avenue becomes Descanso at the intersection of Alamitos Way within the boundaries of San Marcos. This downgrading may increase traffic on Rancho Santa Fe Road within the City of San Marcos.

4.0 PROPOSED FUNDING MECHANISMS

Federal and state funding totaling \$30 million will help to fund the widening of State Route 78. The remainder of the necessary funding will be provided by the cities of San Marcos, Escondido, Vista, Carlsbad, Oceanside, and by San Diego County.

The major sources of City funding for transportation improvements are the Capital Improvement Budget, which is funded by general funds, and tax increment from redevelopment areas. In addition, the City has adopted an "Interim Public Facility Fee" program (Resolution No. 85-2187), which imposes a development fee of 2% of building valuation for most residential, industrial and commercial construction.

5.0 STREETS AND HIGHWAYS GOALS, POLICIES AND IMPLEMENTING STRATEGIES

- Goal 1: To develop a safe, convenient and uncongested circulation system.
- Goal 2: To develop and manage a street and highway system which accommodates future growth while maintaining acceptable levels of service.
- Goal 3: To ensure that residential areas are protected from major impacts of the circulation system.
- Goal 4: To develop and maintain a circulation system which preserves significant scenic and open space amenities.

GOALS 1 and 2

Policy 1:

Complete the City's street and highway system according to the street classifications shown on Figure B-2.

Implementing Strategy 1.1: Require new developments to pay their fair share of planned roadway improvements.

Implementing Strategy 1.2: Preserve rights-of-way needed for freeway improvements through dedication and according to Caltrans standards, as adjacent properties develop.

Implementing Strategy 1.3: Establish design standards for streets, including grade, widths, alignment and public improvement requirements, in the Municipal Ordinances and Codes.

Policy 2:

Phase development and roadway improvements so that Levels of Service do not exceed LOS D on primary routes and at major intersections, except on regional routes for which mitigation to LOS D may be infeasible because of intercity traffic, which may reach LOS E during peak hours. In the Questhaven/La Costa Meadows Community Plan, in SPA-1, the phasing of the roadway improvements and resulting LOS shall be subject to the phasing thresholds established in a Development Agreement for the San Elijo Ranch, Inc.

Implementing Strategy 2.1: Prepare a Public Facilities Plan that evaluates phasing requirements for roadway improvements and establishes a City-wide priority list as a basis for improving signalization and intersection design.

Implementing Strategy 2.2: Implement traffic control devices such as center medians and/or left turn pockets where appropriate.

Implementing Strategy 2.3: Monitor roadway intersections to determine if Levels of Service are approaching LOS D, and conduct studies of all segments and intersections that have the potential to exceed LOS D to determine feasible mitigation measures which will maintain LOS D or better.

Implementing Strategy 2.4: Require site-specific traffic studies for all major developments which have the potential to exceed LOS D.

Implementing Strategy 2.5: Require developers to implement the mitigation measures identified in site-specific traffic studies.

Implementing Strategy 2.6: Coordinate with Caltrans, NCTD, MTDB, SANDAG, County of San Diego and other related agencies to ensure that City-wide circulation concerns and needs are adequately addressed.

Implementing Strategy 2.7: Cooperate with Caltrans to improve the interchanges of San Marcos Boulevard/SR 78 and Twin Oaks Valley Road/SR 78.

Implementing Strategy 2.8: Cooperate with the City of Carlsbad and San Diego County to study methods to accommodate increasing congestion on Rancho Santa Fe Road south of the future Melrose intersection.

Implementing Strategy 2.9: Encourage San Diego County to reclassify Deer Springs Road west of the I-15 as a prime arterial.

Implementing Strategy 2.10: Encourage the City of Escondido to reclassify Mission Road east of Nordahl Road as a prime arterial.

Policy 3:

Facilitate the free flow of vehicular traffic on major arterials.

Implementing Strategy 3.1: Discourage non-local and commercial traffic from using local residential streets by the use of route signs and route map for trucks and through traffic.

Implementing Strategy 3.2: Restrict private access to major arterials.

GOAL 3

Policy 4:

Design and regulate City streets to minimize traffic-related impacts on adjacent land uses.

Implementing Strategy 4.1: Provide setbacks, landscaping, soundwalls, and other methods to protect adjacent land uses from safety, noise and air quality impacts associated with traffic on arterials.

Implementing Strategy 4.2: Designate truck routes for the use of heavy commercial and industrial traffic.

Implementing Strategy 4.3: Require newly constructed roads to be designed to permit rapid access for emergency vehicles.

Implementing Strategy 4.4: Establish and enforce appropriate setback and off-street parking requirements.

Implementing Strategy 4.5: Establish and enforce design standards that allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas.

GOAL 4

Policy 5:

Identify and designate local scenic roadways and theme corridors, and protect significant open space areas and scenic vistas along local scenic roadways.

Implementing Strategy 5.1: Designate the following streets as local scenic roadways: Twin Oaks Valley Road, from the City's Sphere of Influence south, Questhaven Road, Buena Creek Road, from the western boundary of the City's Sphere of Influence east to Twin Oaks Valley Road; and Deer Springs Road from Twin Oaks Valley Road east to the eastern boundary of the City's Sphere of Influence.

Implementing Strategy 5.2: Require an open space easement of 50 feet from the ultimate width of the right-of-way along scenic routes, where feasible.

Implementing Strategy 5.3: Require landscaping and maintenance in the 50 foot open space area, if necessary to enhance the scenic roadway area.

Implementing Strategy 5.4: Establish requirements for parkway development and maintenance.

Implementing Strategy 5.5: Consider the extension of theme corridors such as the California Village Overlay Zone along major thoroughfares, including Mission Road, Richland Road, Nordahl Road, Las Posas Road, portions of Rancho Santa Fe Road (north of Lake San Marcos Drive), and the southern areas of Twin Oaks Valley Road (south of Richmar Avenue).

6.0 ALTERNATIVE TRANSPORTATION MODES

6.1 Bus Service

The City of San Marcos currently participates in the North County Transit District (NCTD) and is served by three bus routes. Route 302 is an inter-community route that operates entirely on Mission Road. The route is probably the most important in terms of total passengers for San Marcos. Route 320 is a Freeway Express variant of Route 302. Route 341 is a local loop route operating in San Marcos only. Low ridership and budgetary conditions forced a reduction of service of Route 341 to the current single-direction operation in 1981.

Palomar College is the most significant bus trip generator in San Marcos, boarding approximately 460 person during a typical weekday. A bus transfer station is currently planned for the Palomar College campus. In addition, the intersection of Mission Road and Pico Avenue has long been a significant boarding area for Palomar College use. The stops along Mission Road are generally the most heavily used, and some have been identified for passenger waiting shelter locations.

NCTD is planning a major service revision by 1988 or 1989, which is projected to involve the extension of Escondido local Route 385 into the eastern areas of San Marcos and the establishment of a new route to serve the western areas of San Marcos. According to these plans, Route 341 will be eliminated.

6.2 Light Rail

Since the South Bay line of the San Diego Trolley was approved for construction, a number of light rail studies have been undertaken and reevaluated by the San Diego Association of Governments (SANDAG). SANDAG's "Long Range Transit Element" reevaluated the feasibility of rail transit service to provide additional capacity in the region's travel corridors and to improve transit productivity.

One study conducted by the North San Diego County Transit Development Board (NCTD) and the County of San Diego concluded that the rail transit service would be feasible between Escondido and Oceanside before the end of the century. This route would run directly through the City of San Marcos. Light Rail transit in this corridor would receive the highest per capita expenditure in North County. Provision of this service is currently sixth on the implementation priority list of NCTD and the Metropolitan Transit Development Board (MTDB). The Light Rail network is supported by an expanded bus network, which is included in MCDB's and NCTD's five year plan.

6.3 Car Pooling

Regulation VIII of the San Diego County Air Pollution Control (APCD) Rules and Regulations requires major employers to submit a plan for abatement of motor vehicle traffic in the event of a serious smog episode. This rule applies to industrial/commercial businesses and governmental agencies employing more than 100 persons per shift at one business address, or operations with fifty or more fleet vehicles or 1,000 or more parking spaces in the county.

As the regional ridesharing agency, Commuter Computer coordinates programs with companies that have the largest employers in San Marcos. To help companies meet APCD requirements, Commuter Computer distributes transportation studies to employees every eighteen months. The surveys document commute modes and distances as well as offering free ridesharing information to interested persons. Interested employees receive free, computer-generated lists of potential ridesharers, buses, van pools, and park and ride lots in his or her area. Companies with APCD programs in San Marcos include Armorlite, NAPP, Palomar College, Singer/Kearfott, Spanjian, United Parcel Service, and Xentek.

Commuter Computer also works with smaller companies which initiate ridesharing programs as a fringe benefit to employees. San Marcos has several companies in this category, which include Decom Systems, Golden Door Health Spa, Hagen-Renaker, San Marcos Unified School District, San Diego Gas & Electric Company, Teledyne, and Unique Functional Products.

Transportation studies conducted by Commuter Computer show that the average employee working in San Marcos commutes about 20 miles a day round-trip. Approximately 79 percent of the riders drive alone, while 16 percent carpool. The remaining riders either get dropped off, ride a motorcycle, use public transportation, walk or ride a bicycle.

The City is in the process of formulating a Peak Hour Traffic Management Program, which will constitute a City-wide traffic management plan aimed at reducing vehicle traffic by as much as 45 percent during the hours of 7 a.m. to 8 a.m. and 4:40 p.m. to 6 p.m. over the next four years. Representatives of local businesses have constituted a Peak Hour Traffic Management Task Force, which will recommend a traffic plan for adoption by the City Council.

6.4 Senior Citizen and Handicapped Transit

San Marcos has a large population of retirees, with senior citizens accounting for approximately 15.6 percent of the population (1980 US Census). Special public transportation is provided to the elderly and the handicapped by Lifeline Community Services. Life-line serves the northern areas of San Diego County and is funded by private donations and state and local assistance.

All bus routes in the City are equipped for the handicapped, utilizing lifts for wheelchair accessibility. Private shuttle service is also available at senior citizen housing developments in San Marcos.

The City has implemented State requirements for sidewalk safety for the handicapped and the elderly and the provision for handicapped parking (State Building code, Chapter 2-71). Older residential areas and some industrial parks in the communities of Twin Oaks Valley, Richland, Barham/Discovery and Business/ Industrial, however, do not have sidewalks.

6.5 Airport

Lindbergh Field, located in the City of San Diego, and Palomar Airport, located approximately four miles west of San Marcos, provide aviation services to the City. Palomar Airport is a general aviation airport used primarily for business and recreational purposes. It does not function as a major airport within the County of San Diego. Lindbergh Field provides complete commercial airline service.

6.6 Bicycle Circulation

Most existing bikeways in San Marcos are bike lanes, which are located on portions of San Marcos Boulevard, Mission Road, Via Vera Cruz, Rancho Santa Fe Road, Bennett Avenue, and Nordahl Road. All arterials designated on Figure B-2 are intended to incorporate bicycle lanes. The following forms of bicycle paths will be developed, as appropriate:

1. Shared Route - A shared route is a street identified as a bicycle facility by "Bike route" guide signing only. There are no special land markings, and bicycle traffic shares the roadway with motor vehicles.

2. Bike Lane - A bike lane is a lane on the paved area of a road for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane" or "Bike route" guide signing, special lane line and other paving markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

3. Bike Path - A bike path is a special pathway facility for the exclusive use of bicycles, and is separated from motor vehicle facilities by space or a physical barrier. A bike path may be on a portion of a street or highway right-of-way or on a special right-of-way not related to a motor vehicle facility; it may be grade-separated or have street crossings at designated locations. It is identified with guide signing and also may have pavement markings.

6.7 Pedestrian Circulation

Pedestrian access is currently provided solely by sidewalks adjacent to City streets, as well as within City parks. On some streets pedestrian usage is limited because of automobile circulation. The older residential areas and some of the industrial areas, namely the communities of Richland, Twin Oaks Valley, Barham/Discovery and Business/Industrial do not have sidewalks to separate pedestrians from vehicle movement. All new residential development, however, is required to provide sidewalks for pedestrian use. Presently, the City does not have designated recreational hiking or jogging trails.

6.8 Equestrian Trails

Horseback riding has always been popular in San Marcos because of its scenic area, open space, surrounding ranches, homes on large lots, and pleasant year round climate. The City does not have designated equestrian trails; however, there is considerable open space in the City which is used for horseback riding.

7.0 ALTERNATIVE TRANSPORTATION MODES GOALS, POLICIES AND IMPLEMENTING STRATEGIES

- Goal 1: To provide a multi-modal transportation system that encourages efficient use of existing and future facilities.
- Goal 2: To reduce the total number of Average Daily Traffic (ADT) trips throughout the City.
- Goal 3: To maximize traffic safety for the elderly and handicapped, transit users, bicycle riders, pedestrians, and trail users.

GOALS 1 and 2

Policy 1:

Support Light Rail in order to reduce traffic demands on their major thoroughfares.

Implementing Strategy 1.1: Work with MTDB to determine feasibility and alignment considerations of the rail service from Escondido to Oceanside, passing through San Marcos.

Implementing Strategy 1.2: Consider the possibility of purchasing a segment of the railtrack right of way, possibly in cooperation with other North County cities if necessary to implement a light rail system.

Implementing Strategy 1.3: Cooperate with North County cities and San Diego County to establish a regional fee program to fund Light Rail transit.

Policy 2:

Support car pooling efforts and ridesharing services in order to reduce traffic demands on the circulation system.

Implementing Strategy 2.1: Adopt a Peak Hour Traffic Management Program based on cooperation with local businesses, with the goal of reducing peak hour traffic.

Implementing Strategy 2.2: Support the Computer Commuter program.

Policy 3:

Ensure that adequate bus service is available for existing and future residents.

Implementing Strategy 3.1: Coordinate with the NCTD to ensure that present and proposed bus lines meet the needs of City residents.

Implementing Strategy 3.2: Provide for the location of bus stops at major activity centers.

GOAL 3

Policy 4:

Provide transportation services for the elderly and the handicapped to ensure adequate and safe movement throughout the City.

Implementing Strategy 4.1: Eliminate physical barriers around public facilities and commercial centers to improve access and mobility of the elderly and the handicapped.

Implementing Strategy 4.2: Support the services provided by Lifeline.

Policy 5:

Support policies that will contribute to the efficiency of aviation services, while minimizing injuries, loss of life and property damage resulting from aircraft hazards.

Implementing Strategy 5.1: Participate in the planning of aviation services in adjacent local jurisdictions, and coordinate with SANDAG with respect to the master planning of Palomar Airport.

Implementing Strategy 5.2: Continue to monitor aviation services from Palomar Airport, coordinating with SANDAG, the National Transportation Board, the Federal Aviation Administration and other related agencies.

Policy 6:

Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.

Implementing Strategy 6.1: Establish a comprehensive Bicycle Network Plan linking residential neighborhood areas with parks, scenic areas, school, the Town Center (Centennial Square), employment sites and other areas of congregation.

Implementing Strategy 6.2: Integrate bicycle lanes or separate bikeways into street projects, wherever feasible.

Implementing Strategy 6.3: Link local bikeways with existing or planned bikeways in the County of San Diego and the other adjacent local jurisdictions.

Implementing Strategy 6.4: Maintain bicycle routes with adequate sweeping and pavement repairs.

Implementing Strategy 6.5: Enable the registration of bicycles for identification purposes.

Implementing Strategy 6.6: Encourage the use of bike racks on public transit vehicles to facilitate bicycle travel.

Policy 7:

Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.

Implementing Strategy 7.1: Require improved sidewalks on both sides of all urban roadways, except industrial streets less than four lanes in width.

Implementing Strategy 7.2: Where feasible to maintain a semi-rural environment, require improved sidewalks on one side of the road on local and collector streets in scenic areas.

Implementing Strategy 7.3: Require improved sidewalks on one side of the road on local streets that lead to schools or bus stops in semi-rural areas.

Policy 8:

Establish a comprehensive trails system to encourage hiking and horseback riding as alternative forms of transportation and as recreational uses.

Implementing Strategy 8.1: Develop a system of trails for equestrian, hiking, jogging and pedestrian use.

Implementing Strategy 8.2: As a first priority, evaluate the best locations for trails transportation and recreational use in the following communities: Twin Oaks Valley, Questhaven/La Costa Meadows, and the College Area.

Implementing Strategy 8.3: Develop trail design standards that will establish appropriate width, clearances, grade curvatures, surfacing, surface drainage, barriers, fences, signage, visibility, intersections, bridges, the needs of the handicapped and elderly, and design features that minimize environmental impacts, utilize trees and landscaping, and blend with the character of the community.

Implementing Strategy 8.4: Acquire trail rights-of-way as a condition to future developments, where appropriate, and through voluntary easement dedications.

Implementing Strategy 8.5: Where appropriate, require non-residential developments to provide amenities for equestrian and pedestrian activities, including hitching posts, benches, rest areas, and drinking fountains.

Policy 9:

Maximize safety for trail and bikeway users.

Implementing Strategy 9.1: Separate bicycle, pedestrian and equestrian traffic from vehicular traffic, wherever possible.

Implementing Strategy 9.2: Establish a program for the maintenance, construction and rehabilitation of community trails.

San Marcos GENERAL PLAN

EXISTING TRAFFIC VOLUMES - 1985

LEGEND

●●●●● FREEWAY

— ARTERIAL 102' R/W

▤▤▤▤▤ COLLECTOR 84' R/W

Note: Network depicted illustrates existing streets with their classification under the existing Circulation Element. Roads depicted are not yet necessarily built to their classification.

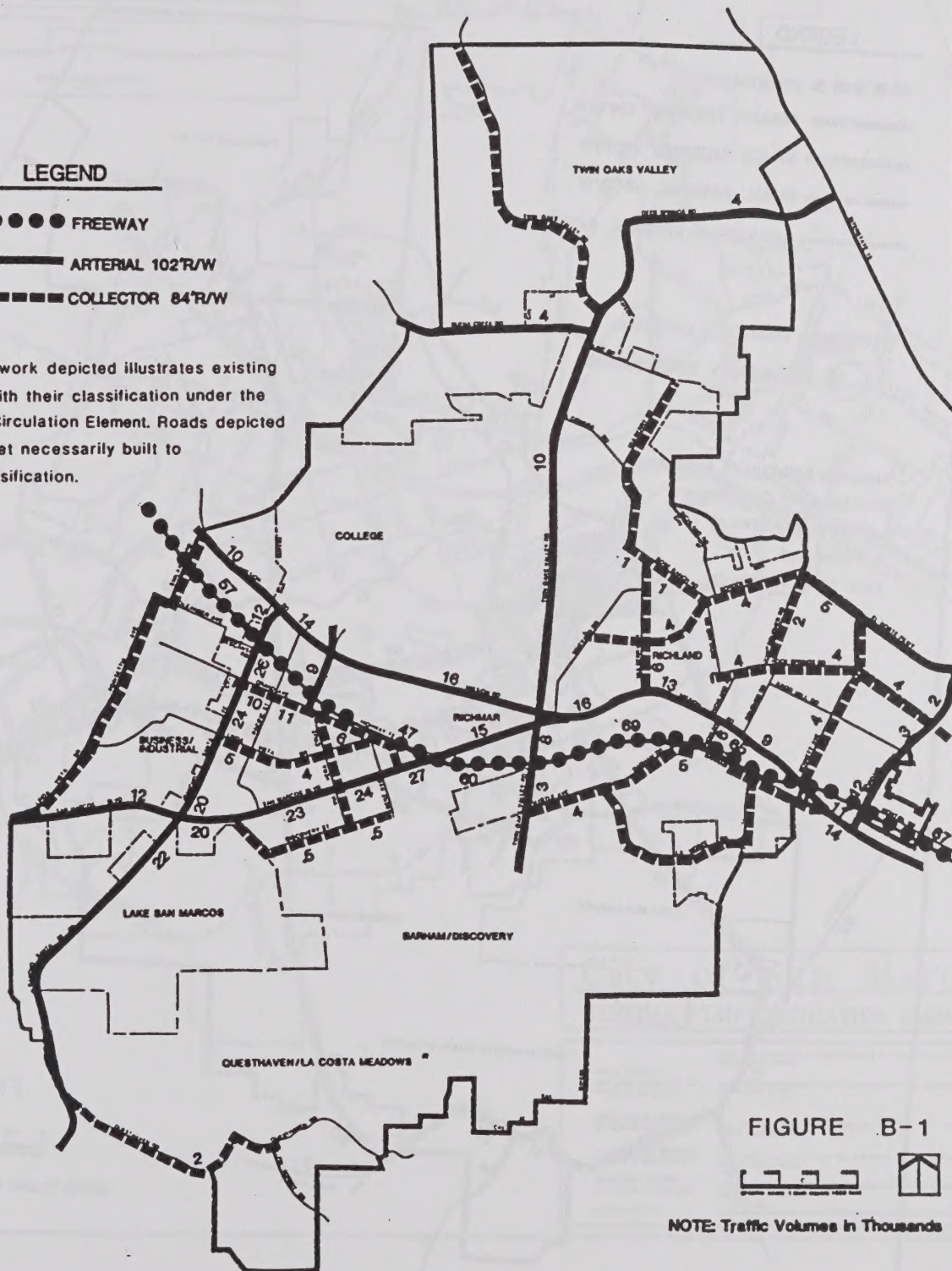
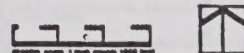


FIGURE B-1



NOTE: Traffic Volumes in Thousands

San Marcos GENERAL PLAN

PROPOSED CIRCULATION ELEMENT / TRAFFIC VOLUMES - AT BUILDOUT^①

LEGEND

- FREEWAY
- PRIMARY ARTERIAL 126'R/W
- MAJOR ARTERIAL 102'R/W
- RURAL ARTERIAL 154'R/W
- SECONDARY ARTERIAL 84'R/W

- +++++ RAILROAD/ LIGHTRAIL
- FREEWAY INTERCHANGE

① Assumes buildout of proposed land uses for Questhaven/ La Costa Meadows, Richland and Twin Oaks Valley.

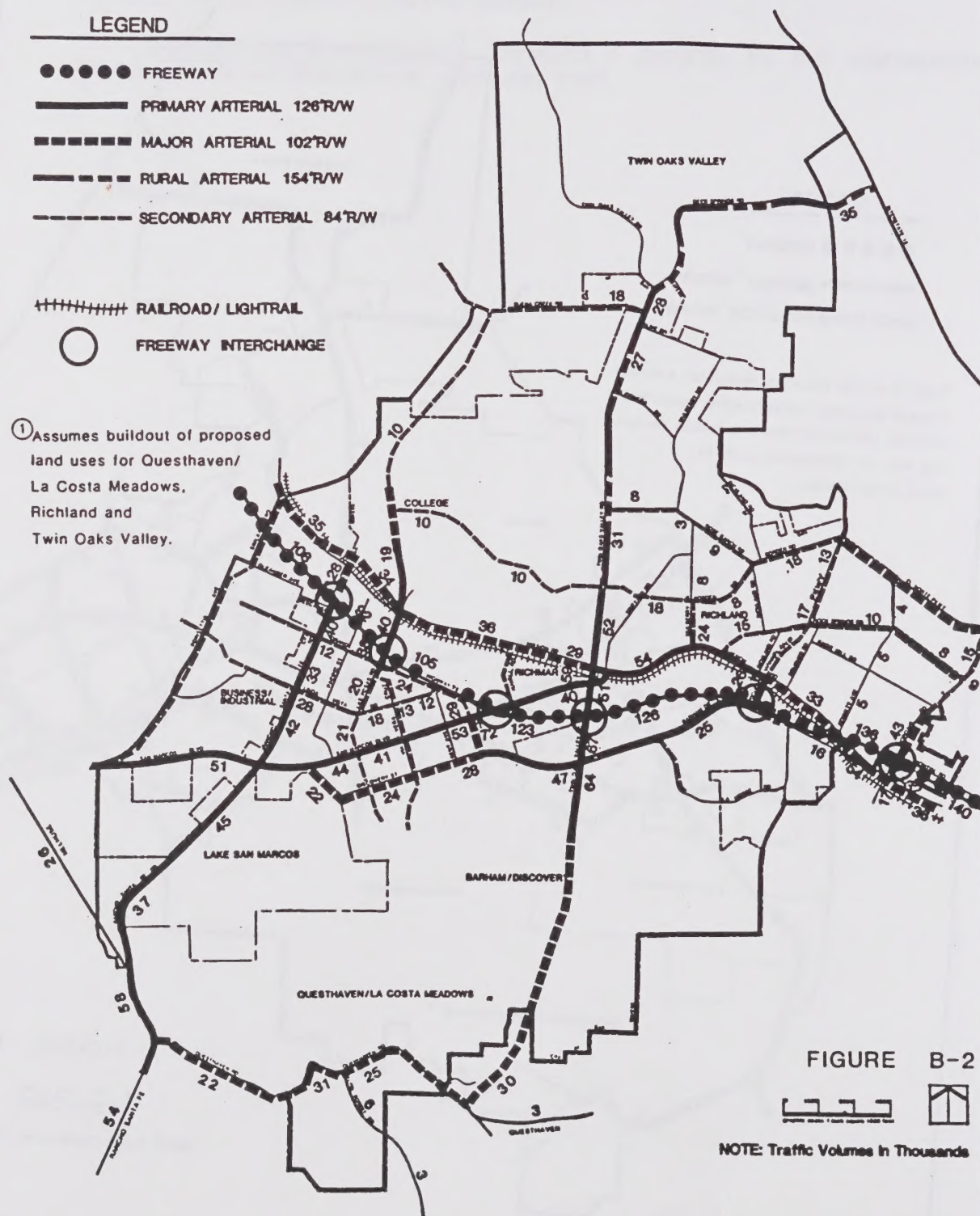
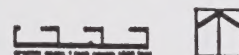
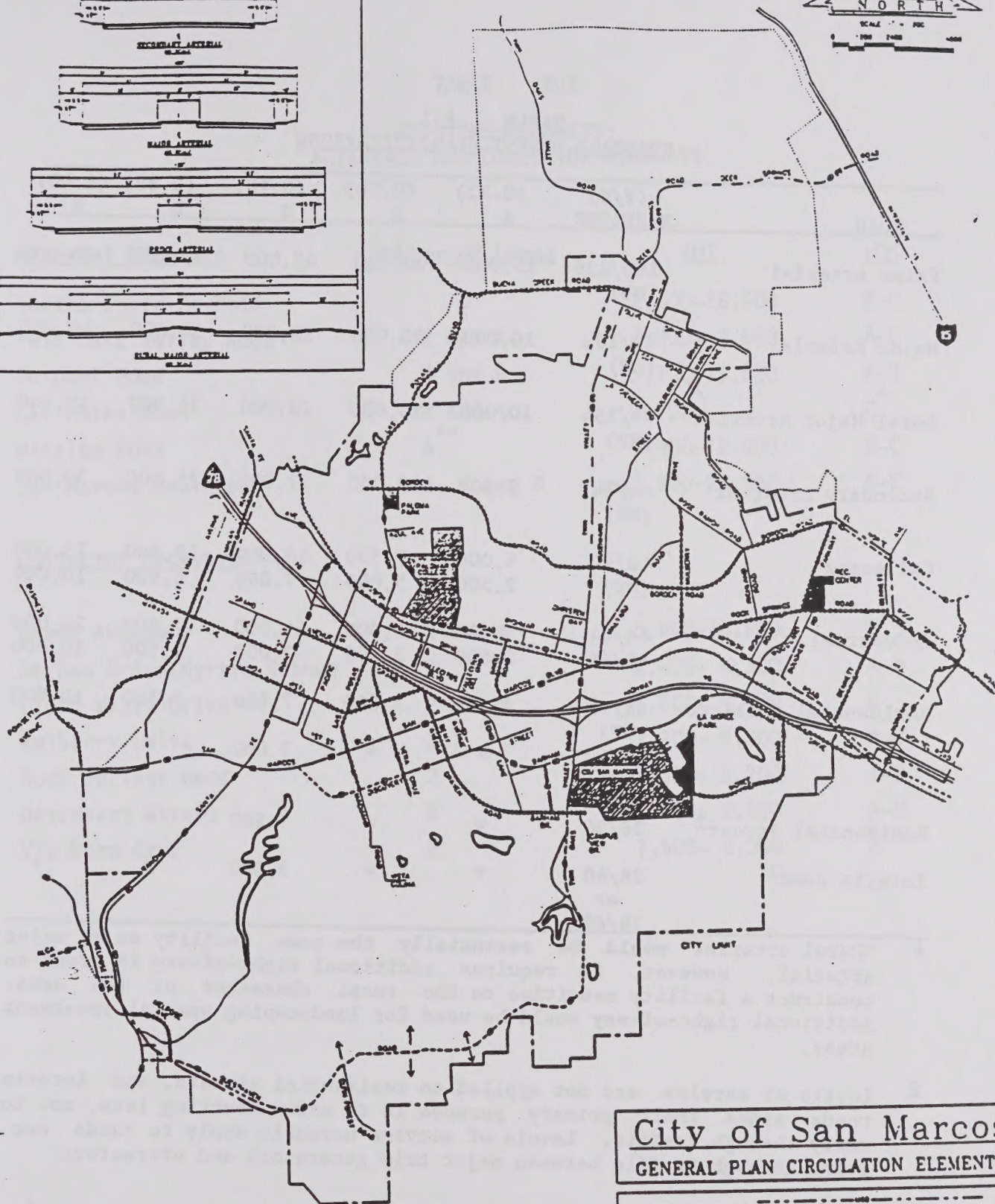
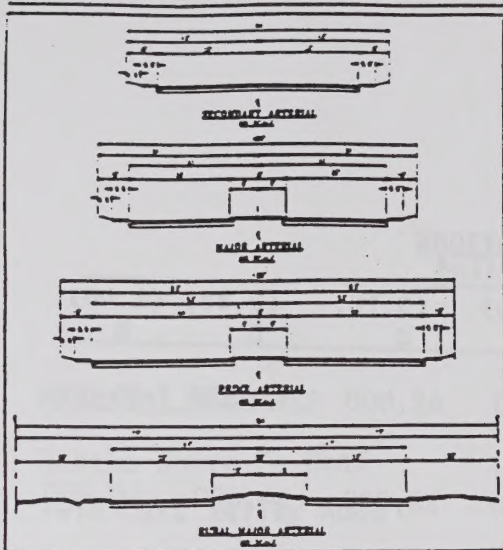


FIGURE B-2



NOTE: Traffic Volumes in Thousands

TYPICAL CROSS-SECTIONS



City of San Marcos GENERAL PLAN CIRCULATION ELEMENT

PRIME ARTERIAL 40' BARS TO BARS 10' OF 4/10	100'-4' LANE, 10'-0" BARS
MAJOR ARTERIAL 30' BARS TO BARS 10' OF 4/10	80'-4' LANE, 10'-0" BARS
RURAL MAJOR ARTERIAL 30' BARS TO BARS 10' OF 4/10	100'-4' LANE, 10'-0" BARS
4-LANE MAJOR ARTERIAL 30' BARS TO BARS 10' OF 4/10	100'-4' LANE, 10'-0" BARS
SECONDARY ARTERIAL 30' BARS TO BARS 10' OF 4/10	80'-4' LANE, 10'-0" BARS
ACTS LIGHT RAIL	

Figure B-3

TABLE B-1
STANDARD STREET CLASSIFICATIONS

ROAD	(V/C) X-SECTION	(0.25) A	(0.50) B	(0.70) C	(0.85) D	(1.00) E
Prime Arterial	106/126 (NP)	15,000	30,000	42,000	51,000	60,000
Major Arterial	82/102 (NP)	10,000	20,000	28,000	34,000	40,000
Rural Major Arterial ¹	94/154 (NP)	10,000	20,000	28,000	34,000	40,000
Secondary Arterial	64/84 (NP)	7,500	15,000	21,000	25,500	30,000
Collector	40/60 (NP)	4,000 2,500	7,500 5,000	10,000 7,000	12,500 8,500	15,000 10,000
Industrial	64/84 46/66	5,000 2,500	10,000 5,000	14,000 7,000	17,000 8,500	20,000 10,000
Residential Collector	48/68 (WP) 40/60 (WP)	2,500 *	5,000 *	7,000 7,000	8,500 *	10,000 *
Residential Street ²	36/56	*	*	500	*	*
Interim Road ²	28/40 or 28/60	*	*	2,800	*	*

¹ "Rural Arterial" would be essentially the same facility as a major arterial. However, it requires additional right-of-way in order to construct a facility sensitive to the rural character of the area. Additional right-of-way would be used for landscaping special treatment areas.

² Levels of service are not applied to residential streets, and interim roads since their primary purpose is to serve abutting lots, not to carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

(NP) No Parking

(WP) With Parking

(V/C) Volume to Capacity Ratio

Source: City of San Marcos Engineering Department and Willdan & Associates

TABLE B-2

EXISTING ROADWAYS:
ARTERIALS AND COLLECTOR HIGHWAYS

<u>Arterial Highways</u>	<u>Number of Lanes</u>	<u>ADT</u>	<u>LOS</u>
Rancho Santa Fe Road	4	12,400-26,500	B-C
Twin Oaks Valley Road	2 and 4	2,800- 9,600	A-C
Nordahl Road	4 and 6	3,100-11,600	A-B
Las Posas Road	2 and 4	8,700 [*]	C [*]
Mission Road	4 ^{**}	8,900-15,900	B-C
San Marcos Boulevard	2, 4 and 5	12,600-26,900	B-C

Collector Highways

Grand Avenue	2 and 4	5,600-10,800	B
Barham Drive/Myrtle Avenue	2	2,000- 4,300	A-B
Linda Vista Drive	2 and 4	3,200- 4,900	A
Mulberry Drive	2	1,100- 5,900	A-B
Rock Springs Road	2	3,300- 5,200	A-B
Discovery Street	2	500- 6,600	A-B
Via Vera Cruz	2	1,500- 6,300	A

* Measured between Mission Road and Grand Avenue.

** In process of widening from two lanes east of Twin Oaks Valley Road.

TABLE B-3

LEVEL OF SERVICE DESCRIPTION

LEVEL OF SERVICE	TRAFFIC FLOW QUALITY
A	Low volumes; high speeds; speed not restricted by other vehicles; all signal cycles clear with no vehicles waiting through more than one signal cycle.
B	Operating speeds beginning to be affected by other traffic; between one and ten percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak hour traffic periods.
C	Operating speeds and maneuverability closely controlled by other traffic; between 11 and 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
D	Tolerable operating speeds; 31 to 70 percent of the signal cycles have one or more vehicles which wait through more than one signal during peak hour traffic periods; often used as design standard in urban areas.
E	Capacity; the maximum traffic volume an intersection can accommodate; restricted speeds; 71 to 100 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
F	Long lines of traffic; unstable flow; stoppages of long duration; traffic volume will be less than the volume which occurs at Level of Service "E".

Source: Willdan and Associates

TABLE B-4

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>STATE ROUTE 78</u>		
West of I-15	139.8	N/A
West of Nordahl Road	135.6	N/A
East of Twin Oaks Valley Road	126.1	N/A
East of San Marcos Boulevard	122.9	N/A
East of Las Posas Road	105.4	N/A
East of Rancho Santa Fe	91.8	N/A
West of Rancho Santa Fe	107.8	N/A
<u>TWIN OAKS VALLEY ROAD</u>		
<u>PRIME/MAJOR ARTERIAL</u>		
South of Myrtle	64.0	F ¹
South of State Route 78	66.8	F ¹
South of San Marcos Boulevard	51.4	E ¹
South of Mission Road	59.2	E ¹
South of Rose Ranch Road	30.9	D
South of Buena Creek Road	26.9	C
South of Questhaven Road	27.8	C
<u>NORDAHL ROAD</u>		
<u>PRIME/MAJOR/SECONDARY ARTERIAL</u>		
South of Mission Road	16.9	C
South of State Route 78	32.1	D
North of State Route 78	42.7	D
South of Rock Springs Road	17.0	C
South of Rose Ranch Road	15.0	B
<u>LAS POSAS ROAD</u>		
North of San Marcos Boulevard	21.2	C/D
North of Linda Vista Drive	20.2	C
South of State Route 78	37.8	C
South of Mission Road	39.6	C
South of Borden Road	18.7	B
North of Borden Road	10.4	B

¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>RANCHO SANTA FE</u>		
<u>PRIME/MAJOR ARTERIAL</u>		
South of San Marcos Boulevard	45.2	D
South of Linda Vista Drive	41.9	C
South of Grand	33.5	C
South of State Route 78	39.6	C
South of Mission Road	27.9	C
North of Questhaven	58.0	E ¹
<u>MISSION ROAD</u>		
<u>PRIME/MAJOR ARTERIAL</u>		
West of Rancho Santa Fe	35.5	E ¹
West of Las Posas Road	33.8	D
West of Knoll Road	36.1	E ¹
West of Twin Oaks Valley Road	28.6	D
West of Mulberry Drive	53.7	E ¹
West of Bennett Avenue	33.0	D
West of Nordahl Road	53.7	F ¹
East of Nordahl Road	36.0	E ^{1,3}
<u>SAN MARCOS BOULEVARD</u>		
<u>PRIME ARTERIAL</u>		
West of Rancho Santa Fe	50.6	D
West of Las Posas Road	44.3	D
West of Via Vera Cruz	40.9	C
West of Myrtle	53.5	E ¹
West of State Route 78	72.1	F ²
West of Twin Oaks Valley Road	40.2	C

- ¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.
- ² Level of Service can be further improved by improving the SR-78/San Marcos Boulevard interchange and improving SR-78.
- ³ This segment of road is within the City of Escondido and is classified as a Major Arterial.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>GRAND/MYRTLE/BARHAM</u>		
PRIME/MAJOR/SECONDARY ARTERIAL		
East of Rancho Santa Fe	11.7	B
East of Las Posas Road	24.3	D
West of San Marcos Boulevard	29.2	D
South of San Marcos Boulevard	31.2	D
West of Twin Oaks Valley Road	47.4	D
West of Bougher Road	24.9	D
West of Nordahl Road	16.4	C
<u>BOUGHER ROAD (WOODLAND PARKWAY)</u>		
MAJOR/SECONDARY ARTERIAL		
South of State Route 78	22.8	C
South of Mission Road	25.8	C
North of Rock Springs Road	16.6	C
South of Borden Road	12.7	B
<u>ROCK SPRINGS ROAD</u>		
SECONDARY ARTERIAL		
East of Richland	14.7	B
East of Bennett Avenue	10.1	B
West of Nordahl Road	8.3	B
East of Nordahl Road	8.8	B
<u>LINDA VISTA DRIVE</u>		
SECONDARY ARTERIAL		
East of Rancho Santa Fe	28.0	E ¹
East of Las Posas Road	18.2	C
East of Via Vera Cruz	13.0	B
South of Grand	12.0	B

¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>DISCOVERY STREET</u>		
PRIME/MAJOR ARTERIAL		
South of San Marcos Boulevard	22.0	C
West of Via Vera Cruz	24.4	C
West of Myrtle	28.1	D
<u>BENNETT AVENUE</u>		
COLLECTOR		
North of Mission Road	5.3	B
South of Rock Springs Road	5.0	B
South of Borden Road	3.9	A
<u>BORDEN ROAD</u>		
MAJOR SECONDARY ARTERIAL		
East of Las Posas Road	10.4	B
East of Palomar	9.9	B
East of Twin Oaks Valley Road	18.2	C
East of Mulberry Drive	8.4	B
East of Rose Ranch Road	17.6	B
<u>ROSE RANCH ROAD</u>		
SECONDARY ARTERIAL		
East of Twin Oaks Valley Road	8.2	B
East of Mulberry Drive	8.8	B
East of Borden Road	10.2	B
<u>MULBERRY DRIVE</u>		
SECONDARY ARTERIAL/COLLECTOR		
North of Mission Road	24.1	D
North of Borden Road	8.3	B
South of Rose Ranch Road	3.0	A

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>QUESTHAVEN ROAD</u>		
MAJOR ARTERIAL		
West of Twin Oaks Valley Road	25.0	C
West of Elfin Forest Road	30.8	D
East of Rancho Santa Fe	21.7	C
<u>DEER SPRINGS ROAD</u>		
MAJOR ARTERIAL		
West of I-15	35.4	E ^{1,2}
North of Buena Creek Road	28.0	C/D
<u>BUENA CREEK ROAD</u>		
MAJOR ARTERIAL		
West of Deer Springs Road	17.6	C

¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

² This segment is within the County of San Diego and is classified as a major arterial.

CITY OF SAN MARCOS
HOUSING ELEMENT

1999-2004

Adopted April 25, 2000

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
Background Information	3
Needs Assessment	3
Population/Household Characteristics	3
Land Use Characteristics	4
Employment Characteristics	4
Housing Stock Characteristics	4
Goals and Policies	5
Programs	6
CHAPTER 1 INTRODUCTION	9
City Profile	11
Housing Element	11
State Policy and Authorization	11
Organization of the Housing Element	11
Relationship to Other General Plan Elements	14
Public Participation	14
Sources of Information	14
CHAPTER 2 NEEDS ASSESSMENT	15
Key Findings	17
Population Characteristics	17
Special Needs Groups	18
Land Use Characteristics	19
Employment Characteristics	19
Housing Stock Characteristics	19
Population Characteristics	20
Projected Population	22
Age Characteristics	23
Race/Ethnicity Characteristics	24
Household Characteristics	28
Projected Households	28

Household Size.....	29
Household Income.....	30
Overcrowded Households.....	34
Overpaying Households.....	37
Special Needs Groups	40
Elderly	40
People with Disabilities.....	42
Single Parents	44
Farmworkers.....	45
Large Households.....	46
Students	48
Homeless	48
Land Use Characteristics	52
Employment Characteristics	55
Commuting Patterns	58
Housing Stock Characteristics	60
Mobile Homes	62
Projected Housing.....	64
Housing Age.....	65
Housing Condition	65
Plumbing Facilities.....	66
Pre-1940 and 1960 Housing	66
Housing Tenure.....	68
Housing Costs	70
Owner Costs.....	70
Renter Costs	72
Vacancy Rates.....	73
Assisted Housing Units at Risk of Converting to Market Rate Rents	74
CHAPTER 3 CONSTRAINTS TO THE PROVISION OF HOUSING.....	75
Key Findings.....	77
Governmental Constraints	77
Non-Governmental Constraints	77
Governmental Constraints	78
Land Use Controls	78
Design Manual Criteria.....	80
Residential Project Review	80
Building Codes and Enforcement.....	81
On and Off-Site Improvements.....	81
Fees and Exactions	81

Development Impact and Permit Issuance Fees.....	81
Engineering and Public Works Fees.....	84
Subdivision Processing Fees.....	84
Processing and Application Procedures.....	87
Public Facilities Plan.....	87
Non-Governmental Constraints.....	89
Land Costs.....	90
Construction Costs.....	90
Finance Costs.....	91
CHAPTER 4 EVALUATION	93
Evaluation of Previous Housing Element.....	95
Evaluation of Redevelopment Agency Housing Activities.....	102
Evaluation of Progress Toward Meeting Self Certification Goals.....	103
CHAPTER 5 HOUSING OPPORTUNITIES.....	107
Availability of Suitable Sites	109
Regional Share Needs.....	109
Capacity To Meet Regional Share Need	110
Availability of Public Services and Facilities.....	112
Opportunities for Siting Homeless Shelters and Transitional Housing.....	112
Opportunities for Siting Farmworker Housing	114
Opportunities for Energy Conservation.....	114
CHAPTER 6 GOALS AND POLICIES.....	115
CHAPTER 7 PROGRAMS.....	119
Housing Opportunities.....	121
Program 1: Density Bonus	121
Program 2: Inclusionary Housing Program.....	121
Program 3: Redevelopment Agency Funded New Construction and Acquisition/Rehabilitation	122
Program 4: Multi-Family Mortgage Revenue Bond	125
Program 5: Community Development Block Grant (CDBG) Funded New Construction and Acquisition/Rehabilitation.....	125
Program 6: Low Income Housing Tax Credit (LIHTC) Funded New Construction and Acquisition/Rehabilitation	126
Program 7: Consistency with the Regional Growth Management Strategy	126
Program 8: Second Dwelling Units	127

Program 9: Senior Housing/Assisted Living Units.....	127
Program 10: Transitional Housing/Homeless Shelters	127
Homeownership Opportunities	128
Program 11: San Diego Regional Mortgage Credit Certificate Program (MCC)	128
Program 12: County of San Diego Down Payment and Closing Cost Assistance Program (DCCA)	128
Program 13: California Housing Finance Agency (CHFA) Down Payment Assistance Program	128
Program 14: San Diego Area Housing and Finance Agency “Lease-to-Own” Program.....	129
Program 15: Mobile Home Down Payment Assistance Loan Program.....	129
Rental Assistance/Conservation.....	130
Program 16: Section 8 Rental Assistance	130
Program 17: City of San Marcos Rental Assistance Program.....	130
Program 18: Condominium Conversion Requirements.....	131
Program 19: Mobile Home Park Conversion Ordinance	131
Program 20: Mobile Home Park Rent Review Program	131
Maintenance and Preservation	131
Program 21: Community Development Block Grant Funded Rehabilitation	131
Program 22: Redevelopment Agency Tax Increment Financing Funded Rehabilitation	132
Program 23: Residential Rehabilitation Assistance Program	132
Direct Amortized Loan.....	132
Deferred Loan.....	132
Program 24: Home Improvement Program for Rental Property	133
Administrative Programs	133
Program 25: Housing Program Consultant	133
Program 26: Housing Element Monitoring.....	134
Program 27: Distribute Fair Housing Information	134
Program 28: Removal of Governmental Constraints.....	135
Program 29: Dispersion of Lower Income Housing	135
Quantified Objectives.....	136
New Construction.....	139
Rehabilitation.....	139
Conservation.....	139
Preservation	139

LIST OF TABLES

Table 1	REGIONAL SHARE AND SELF-CERTIFICATION GOALS San Marcos, 1999-2004	5
Table 2	STATE HOUSING ELEMENT REQUIREMENTS California, 1999	13
Table 3	AVERAGE PERSONS PER HOUSEHOLD North County Inland Cities, and San Diego Region, 1998	29
Table 4	HOUSEHOLD INCOME North County Inland Cities, and San Diego Region, 1998	33
Table 5	OVERCROWDED HOUSING UNITS North County Inland Cities, and San Diego Region, 1990	34
Table 6	HOUSEHOLDS* PAYING MORE THAN 30% OF INCOME FOR HOUSING COSTS San Marcos and San Diego Region, 1990	37
Table 7	HOUSING NEEDS OF LOW INCOME HOUSEHOLDS San Marcos, 1990.....	39
Table 8	PERSONS AGE 65 AND OVER North County Inland Cities and San Diego Region, 1998	40
Table 9	POVERTY STATUS FOR PERSONS AGE 65 AND OVER San Marcos and San Diego Region, 1990	41
Table 10	SINGLE PARENT HOUSEHOLDS San Marcos and San Diego Region, 1990	44
Table 11	AGRICULTURAL WORKERS North County Inland Cities and San Diego Region, 1995	46
Table 12	LARGE HOUSEHOLDS San Marcos and San Diego Region, 1990	46
Table 13	HOMELESSNESS San Marcos and San Diego Region, 1990 and 1997.....	50
Table 14	HOMELESS SERVICES San Marcos, 1999.....	50
Table 15	EMPLOYMENT San Marcos and San Diego Region, 1990 and 1995.....	55
Table 16	PROJECTED CHANGE IN EMPLOYMENT North County Inland Cities and San Diego Region, 1995-2020.....	56

Table 17	PROJECTED CHANGE IN EMPLOYMENT BY INDUSTRY San Marcos, 1995-2020	57
Table 18	MEANS OF TRANSPORTATION TO WORK San Marcos and San Diego Region, 1990	59
Table 19	TOTAL HOUSING UNITS San Marcos and San Diego Region, 1990 and 1998.....	60
Table 20	MOBILE HOMES San Marcos and San Diego Region, 1998	62
Table 21	PROJECTED HOUSING UNITS North County Inland Cities and San Diego Region, 1999-2004.....	64
Table 22	PROJECTED HOUSING UNIT TYPE San Marcos, 1998-2020	64
Table 23	HOUSING UNITS BY AVAILABILITY OF PLUMBING San Marcos and San Diego Region, 1990	66
Table 24	HOUSING BUILT BEFORE 1940 and 1960 San Marcos and San Diego Region, 1998	66
Table 25	MEDIAN COST OF RESALE HOMES North County Inland Cities and San Diego Region, 1998	71
Table 26	AVERAGE RENTS North County Inland Cities and San Diego Region, 1998	72
Table 27	VACANCY RATES San Marcos, 1996-1998	74
Table 28	RESIDENTIAL ZONING CATEGORIES San Marcos, 1999.....	78
Table 29	SUMMARY OF LAND USE CONTROLS San Marcos, 1996.....	79
Table 30	DEVELOPMENT IMPACT AND PERMIT ISSUANCE FEES: PROTOTYPE HOME North County Inland Cities, 1999	83
Table 31	ENGINEERING AND PUBLIC WORKS FEES (PROJECT) North County Inland Cities, 1998-1999	84
Table 32	SUBDIVISION PROCESSING FEES (MINOR SUBDIVISION) North County Inland Cities, 1998-1999	85
Table 33	SUBDIVISION PROCESSING FEES (MAJOR SUBDIVISION – AT LEAST 50 LOTS ON 10 ACRES) North County Inland Cities, 1998-1999	86

Table 34	PUBLIC FACILITIES FINANCING PLAN San Marcos, 1999.....	88
Table 35	APPORTIONMENT OF DRAINAGE COST PER ACRE BY FEE AREA San Marcos, 1999.....	88
Table 36	INVENTORY OF RESIDENTIAL PARCELS AND VALUES San Marcos, 1998.....	90
Table 37	MORTGAGE LENDING RATES San Marcos, 1997.....	91
Table 38	REDEVELOPMENT AGENCY REHABILITATION ACTIVITIES San Marcos, 1991-1999	101
Table 39	AFFORDABLE HOUSING OPPORTUNITIES PROVIDED San Marcos, July 1, 1991-June 30, 1999	105
Table 40	REGIONAL SHARE NEEDS San Marcos, 1999.....	109
Table 41	CAPACITY TO MEET REGIONAL SHARE NEED San Marcos, 1998.....	110
Table 42	DEVELOPABLE ACRES OF VACANT RESIDENTIAL LAND San Marcos, 1998.....	111
Table 43	LAND WITH REDEVELOPMENT POTENTIAL San Marcos, 1995.....	112
Table 44	FUTURE NON-INCLUSIONARY HOUSING PROJECTS San Marcos, 1999 - 2009	124
Table 45	QUANTIFIED OBJECTIVES FOR AFFORDABLE HOUSING OPPORTUNITIES San Marcos, 1999-2004	137
Table 46	TOTAL QUANTIFIED OBJECTIVES San Marcos, 1999-2004	138

LIST OF FIGURES

Figure 1	PERCENT CHANGE IN POPULATION San Marcos and San Diego Region, 1970-1998	20
Figure 2	PERCENT CHANGE IN POPULATION North County Inland Cities and San Diego Region, 1980-1998	21
Figure 3	PROJECTED CHANGE IN POPULATION North County Inland Cities and San Diego Region, 1998-2020	22
Figure 4	AGE San Marcos and San Diego Region, 1998	23
Figure 5	POVERTY STATUS BY ETHNICITY San Diego Region, 1990	24
Figure 6	ETHNICITY San Marcos and San Diego Region, 1998	25
Figure 7	CHANGE IN ETHNICITY San Marcos, 1980 and 1998	26
Figure 8	PROJECTED CHANGE IN NUMBER OF HOUSEHOLDS San Marcos and San Diego Region, 1998-2005	28
Figure 9	HOUSEHOLD INCOME San Marcos and San Diego Region, 1998	30
Figure 10	HOMEOWNERSHIP RATES OF OVERCROWDED HOUSEHOLDS (1.01 PERSONS PER ROOM OR MORE) San Marcos and San Diego Region, 1990	35
Figure 11	INCOME OF HOUSEHOLDERS AGE 65 AND OVER San Marcos and San Diego Region, 1989	41
Figure 12	HOMEOWNERSHIP RATES FOR HOUSEHOLDERS AGE 65 AND OVER San Marcos and San Diego Region, 1990	42
Figure 13	HOMEOWNERSHIP RATES FOR LARGE HOUSEHOLDS (FIVE OR MORE PERSONS PER UNIT) San Marcos and San Diego Region, 1990	47
Figure 14	GENERAL LAND USES San Marcos and San Diego Region, 1995	52

Figure 15	DEVELOPED ACRES San Marcos and San Diego Region, 1995	54
Figure 16	VACANT DEVELOPABLE ACRES San Marcos and San Diego Region, 1995	54
Figure 17	EMPLOYMENT BY INDUSTRY San Marcos and San Diego Region, 1995	56
Figure 18	TRAVEL TIME TO WORK (MINUTES) San Marcos and San Diego Region, 1990	58
Figure 19	TYPE OF HOUSING UNITS San Marcos and San Diego Region, 1998	61
Figure 20	YEAR HOUSING BUILT San Marcos and San Diego Region, 1998	65
Figure 21	TENURE San Marcos and San Diego Region, 1990	68
Figure 22	OWNER-OCCUPIED HOUSING VALUE San Marcos and San Diego Region, 1990	70
Figure 23	HOME RESALES San Marcos, 1995-1998	71
Figure 24	COMPONENTS OF HOUSING COST San Diego Region, 1998.....	89

LIST OF MAPS

Map 1	CITY OF SAN MARCOS, 2000	12
Map 2	PERCENT HISPANIC, BLACK, ASIAN/OTHER BY CENSUS TRACT San Marcos, 1998.....	27
Map 3	MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT San Marcos, 1998.....	31
Map 4	PERCENT OF POPULATION BELOW POVERTY BY CENSUS TRACT San Marcos, 1990.....	32
Map 5	NUMBER OF OVERCROWDED HOUSING UNITS BY CENSUS TRACT San Marcos, 1990.....	36
Map 6	EXISTING GENERALIZED LAND USE San Marcos, 1995.....	53
Map 7	HOUSING TYPE BY CENSUS TRACT San Marcos, 1990.....	63
Map 8	PERCENT PRE-1960 HOUSING BY CENSUS TRACT San Marcos, 1990.....	67
Map 9	TENURE BY CENSUS TRACT San Marcos, 1990.....	69
Map 10	RESIDENTIAL LAND USE San Marcos, 1995.....	113
Map 11	REDEVELOPMENT PROJECT AREAS San Marcos, 2000.....	123

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

Executive Summary

The Housing Element for the City of San Marcos is an element of the City's General Plan. It covers the time period of July 1, 1999 to June 30, 2004.

Background Information

Incorporated in 1963, the City of San Marcos covers 22.8 square miles in the North County area of the region. The City incorporated in 1963, however the community was established much earlier than that. In the late 1700s, the Spaniards came upon a valley which they named "Los Vallecitos de San Marcos" (Little Valley of Saint Mark) in honor of the day it was discovered. In 1956, San Marcos began to grow in earnest when Colorado River water arrived in the City. At that time, businesses started up and people moved to the area. Since then, San Marcos has grown faster than any other jurisdiction in the region. San Marcos now has two of the region's major education facilities, Palomar Community College and California State University, San Marcos.

Needs Assessment

Since 1970, the City of San Marcos has been the fastest growing jurisdiction in the San Diego region. This trend is expected to continue. According to SANDAG's 2020 Cities/County Forecast, San Marcos is expected to gain 16,626 new residents between 1998 and 2005, an increase of 32.7 percent – the highest percentage population growth in the region.

The City has many unique population, housing, employment and land use characteristics that will shape its growth. These include:

Population/ Household Characteristics

- Higher percentages of residents under the age of 14 and over the age of 65 than the region as a whole.
- An ethnic breakdown of 62 percent White, 33 percent Hispanic, two percent Black and four percent Asian/Other.
- A larger household size (3.08 persons per household) than the region (2.83), reflecting more families with children in the City.
- A median household income of \$39,487 – \$2,780 lower than the region.

- A higher rate of overcrowded households (11 percent) than the region (eight percent).

Land Use Characteristics

- A significantly higher percentage of residential development (42 percent) than the region (16 percent).
- Approximately 3,668 acres of vacant residential developable land.
- 76 percent of vacant developable land planned for residential development.

Employment Characteristics

- An employment base that consists primarily of manufacturing, retail and service sector employment.
- A projected gain of 25,445 employment opportunities between 1995 and 2020 – an increase of 105 percent (compared to 45 percent regionwide).

Housing Stock Characteristics

- A total housing stock of 17,423 units.
- A 168 percent increase in housing units between 1980 and 1998.
- A large percentage (54 percent) of single family homes.
- The highest percentage (20 percent) of mobile homes in the region.
- A relatively new housing stock – 97 percent of housing units were built after 1960.
- A median sales price of resale homes of \$175,000 in 1998, compared to \$195,500 in the region.
- Average rents ranging from \$608 for a one bedroom apartment to \$788 for a three bedroom apartment.
- A multi-family vacancy rate of less than one percent.

Goals and Policies

The primary goal of the City of San Marcos is to ensure that decent, safe housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments that comprise this community. To achieve this goal the City has defined the following sub-goals:

Goal 1: Encourage the development of a variety of housing opportunities with an emphasis on providing housing that meets the special needs of the community.

Goal 2: Protect, encourage and provide housing opportunities for persons of low and moderate income.

Goal 3: Encourage the preservation of the existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration.

Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.

In addition to these written goals, San Marcos has two sets of numerical goals that are addressed in this housing element: the City's share of the region's future housing needs (regional share goal) and the affordable housing goal for self-certification. Both goals are divided into several income categories per state law. The regional share number is divided into four income categories: very low, low, moderate, and above moderate. The affordable housing goal establishes the number of additional housing opportunities that must be provided for extremely low, very low and low income households in order to self-certify San Marcos' 2004-2009 housing element.

Table 1 summarizes the City's regional share and self-certification affordable housing goals.

Table 1
REGIONAL SHARE AND SELF-CERTIFICATION GOALS
San Marcos, 1999-2004

Income Category	Regional Share Needs	Self-Certification Goal
Extremely Low Income	N/A	138
Very Low Income	761	164
Low Income	478	210
Moderate Income	843	N/A
Above Moderate Income	1,585	N/A
Totals	3,667	512

Source: SANDAG Regional Housing Needs Statement, 1999

In addition to proposing programs to encourage the construction of new affordable housing in San Marcos and the provision of additional affordable housing opportunities using existing housing, the housing element is required to show that the City has adequate sites with appropriate zoning and adequate public services to accommodate its regional share goals. Based on its existing general plan and zoning ordinance, the City does have adequate sites to accommodate these needs.

Programs

Programs San Marcos will implement to achieve the City's housing goals, including the regional share goals and self-certification affordable housing goals, include:

- Program 1: Density Bonus
- Program 2: Inclusionary Housing Program
- Program 3: Redevelopment Agency Funded New Construction and Acquisition/Rehabilitation
- Program 4: Multi-Family Mortgage Revenue Bond
- Program 5: Community Development Block Grant (CDBG) Funded New Construction and Acquisition/Rehabilitation
- Program 6: Low Income Housing Tax Credit Funded New Construction and Acquisition/Rehabilitation
- Program 7: Consistency with the Regional Growth Management Strategy
- Program 8: Second Dwelling Units
- Program 9: Senior Housing/ Assisted Living Units
- Program 10: Transitional Housing/Homeless Shelters
- Program 11: San Diego Regional Mortgage Credit Certificate Program (MCC)
- Program 12: County of San Diego Down Payment and Closing Cost Assistance Program (DCCA)
- Program 13: California Housing Finance Agency (CHFA) Down Payment Assistance Program

- Program 14: San Diego Area Housing and Finance Agency “Lease-to-Own” Program
- Program 15: Mobile Home Down Payment Assistance Loan Program
- Program 16: Section 8 Rental Assistance
- Program 17: City of San Marcos Rental Assistance Program
- Program 18: Condominium Conversion Requirements
- Program 19: Mobile Home Park Conversion Ordinance
- Program 20: Mobile Home Park Rent Review Program
- Program 21: Community Development Block Grant Funded Rehabilitation
- Program 22: Redevelopment Agency Tax Increment Financing Funded Rehabilitation
- Program 23: Residential Rehabilitation Assistance Program
- Program 24: Home Improvement Program for Rental Property
- Program 25: Housing Program Consultant
- Program 26: Housing Element Monitoring
- Program 27: Distribute Fair Housing Information
- Program 28: Removal of Governmental Constraints
- Program 29: Dispersion of Lower Income Housing

Introduction

City Profile

The City of San Marcos covers 2.3 square miles in the North County area of the region. The City incorporated in 1983, however the community was established much earlier with the founding of the San Marcos area in 1870. The San Marcos area was known as "Las Valencas" or "Las Valencas Valley" or "San Marcos" in honor of the day it was founded. In 1910, San Marcos began to grow in earnest when Calaveras River water arrived in the City. At that time, businesses started up and people moved to the area. Since then, San Marcos has grown faster than any other jurisdiction in the region. San Marcos is now home to two of the region's major educational facilities, Palomar Community College and California State University, San Marcos. The City serves the growing city of San Marcos, the central valley, north and south.

Housing Element

The Housing Element is an important planning tool for the City of San Marcos. It identifies the housing needs of the City and establishes a long-term action plan to meet those needs.

State Policy and Authorization

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's main housing goal. Recognizing the important part that local planning programs play in pursuing this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plans.

State law requires housing elements to be updated at least every five years to reflect a community's changing housing needs. San Marcos Housing Element was last updated in 1990. This law was amended to extend the deadline to 1995 for jurisdictions in the San Diego region. This document is the 1995/2000 update now required by state law.

Organization of the Housing Element

Section 18000 of Government Code Article 18.5 sets forth the specific requirements to be in a community's housing element. Table 1 summarizes these requirements and identifies the sections of the San Marcos Housing Element where they are addressed.

CHAPTER 1 INTRODUCTION

Introduction

City Profile

The City of San Marcos covers 22.8 square miles in the North County area of the region. The City incorporated in 1963, however the community was established much earlier than that. In the late 1700s, the Spaniards came upon a valley which they named “Los Vallecitos de San Marcos” (Little Valley of Saint Mark) in honor of the day it was discovered. In 1956, San Marcos began to grow in earnest when Colorado River water arrived in the City. At that time, businesses started up and people moved to the area. Since then, San Marcos has grown faster than any other jurisdiction in the region. San Marcos is now home to two of the region’s major education facilities, Palomar Community College and California State University, San Marcos. Map 1 shows the geographic area of San Marcos with the names of major roads and streets.

Housing Element

The Housing Element is an important planning tool for the City of San Marcos. It identifies the housing needs of the City and establishes a five-year action plan to meet these needs.

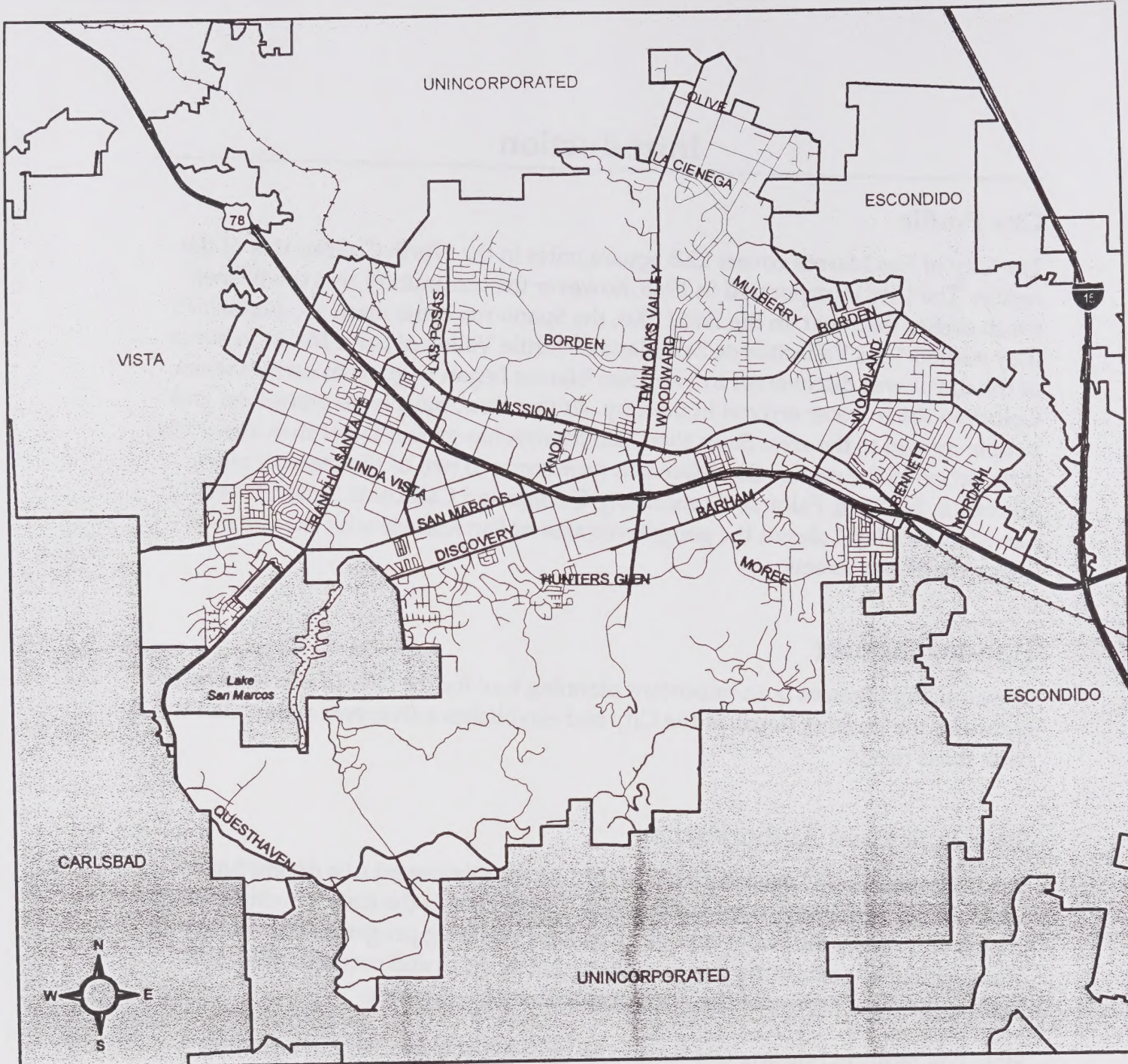
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Organization of the Housing Element

Section 65583 of Government Code Article 10.6 sets forth the specific components to be in a community’s housing element. Table 2 summarizes these state requirements and identifies the sections in the San Marcos Housing Element where they are addressed.

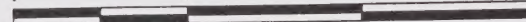
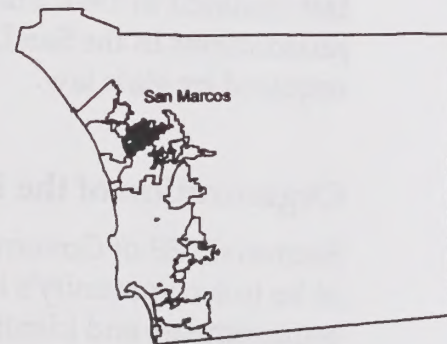


City of San Marcos

Map 1. City of San Marcos Base Map

-  Railroads
-  Freeway
-  Major/Minor Roads
-  San Marcos City Boundary
-  Surrounding City Boundaries

1 0 1 2 Miles

Source: SANDAG and SanGIS Data Layers
 This map contains information from the San Diego Association of Governments (SANDAG) Regional Information System.
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 Map Date: March, 2000

Table 2
STATE HOUSING ELEMENT REQUIREMENTS
California, 1999

Required Housing Element Component	Page
A. Housing Needs Assessment	
1. Analysis of population trends	17
2. Analysis of employment trends	55
3. Projection and quantification of San Marcos' existing and projected housing needs for all income groups	109
4. Analysis and documentation of San Marcos' housing characteristics	60
5. An inventory of land suitable for residential development including vacant sites and those having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	109
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels	77
7. Analysis of existing and potential non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels	89
8. Analysis of special housing needs including those of handicapped, elderly, large families, single-parent households, farmworkers	40
9. Analysis of the needs of homeless individuals and families in San Marcos	48
10. Analysis of opportunities for energy conservation with respect to residential development	114
11. Analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years.	74
B. Goals and Policies	
Identification of San Marcos' goals and policies relative to the maintenance, improvement, and development of housing.	117
C. Implementation Program	
1. Identify adequate sites, which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	109
2. Programs to assist in the development of adequate housing to meet the needs of low- and moderate- income households and other special needs groups.	121
3. Identify, and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in San Marcos.	N/A
4. Conserve and improve the condition of the existing and affordable housing stock in San Marcos.	130
5. Promote Housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	134
6. Preserve for low income households the assisted housing developments identified earlier.	N/A

Relationship to Other General Plan Elements

The General Plan for San Marcos contains elements addressing Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The content of this Housing Element is consistent with the goals and policies of all elements of the General Plan. The City will also ensure that consistency is maintained with the Housing Element when any General Plan elements are amended in the future.

Public Participation

As part of the Housing Element update process, one Housing Element workshop was held on October 27, 1999. Residents, members of the nonprofit community, and housing advocates were invited to participate in the workshop, which provided an overview of the Housing Element and focused on programs the City could implement to meet its housing goals.

Additionally, the draft Housing Element was released for a 30-day public review period, from November 23, 1999 to December 22, 1999, and two public hearings were held prior to the adoption of the Housing Element. The Public Hearing for the Planning Commission was held on January 13, 2000 and the City Council hearing was held on April 25, 2000.

Sources of Information

The Regional Housing Needs Statement produced by the San Diego Association of Governments (SANDAG) in 1999, provided the majority of the background material for the preparation of the Housing Element. This document includes data from the 1990 Census, California State Department of Finance, City of San Marcos Planning Division, and SANDAG's Demographic and Economic Estimates, among other sources.

Needs Assessment

The location of the Housing Element is within the City of San Marcos. The city is located in the northern part of San Diego County, approximately 100 miles north of San Diego. The city is located in the northern part of San Diego County, approximately 100 miles north of San Diego. The city is located in the northern part of San Diego County, approximately 100 miles north of San Diego.

Key Findings

Population Characteristics

- Since 1990, the City of San Marcos has experienced a rapid growth in population. Between 1990 and 1998 the City's population grew by 10,000 people. In 1998 the City had a population of 12,000 people, which is a 100% increase from 1990.
- Between 1990 and 2000, the population of the city grew by 35 percent, a rate of growth that is higher than the population of San Marcos increased by 25 percent.
- In 1990, San Marcos had a higher percentage of residents under the age of 18 and over the age 65 than the region and state, indicating a higher percentage of families with children and elderly residents.
- In 1990 the City of San Marcos population was predominantly white (74%), although that city has a higher percentage of Hispanic residents (10%) than the region as a whole. The only comparison in San Marcos has been made since 1990, with the Hispanic, Black and Asian/Other populations growing.
- Between 1990 and 2000 it is projected that the number of households in San Marcos will increase by 5,000 new households, a gain of 33 percent.
- San Marcos has an average of 2.5 persons per household and is one of only four communities in the San Diego region with an average household size greater than two people. This reflects the large number of households with children in San Marcos. Larger households are an important element of the housing market with more than two bedrooms.

CHAPTER 2 NEEDS ASSESSMENT

Needs Assessment

This section of the Housing Element discusses the major components of housing need in San Marcos. The major components of this need are the City's population, household, land use, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of the other North County Inland cities of Escondido, Poway and Vista. This needs assessment serves as the basis for identifying the appropriate goals, policies and programs for the City to implement during the 1999-2004 housing element cycle.

Key Findings

Population Characteristics

- Since 1970, the City of San Marcos has been the fastest growing jurisdiction in the San Diego region, primarily due to significant land annexations by the City. Between 1990 and 1998 the City's population increased by 26 percent, and by 1998 the City had a population of 50,827 — about two percent of the region's residents.
- Between 1998 and 2005, it is anticipated that the population of San Marcos will grow by 33 percent, a gain of 16,626 new residents. Between 2005 and 2020, population in San Marcos is expected to increase by 36 percent.
- In 1998, San Marcos had higher percentages of residents under the age of 14 and over the age of 65 than the region as a whole, indicating a higher percentage of families with children and elderly residents.
- In 1998 the City of San Marcos population was predominately White (62%), although the City has a higher percentage of Hispanic residents (33%) than the region as a whole. The ethnic composition of San Marcos has been changing since 1980, with the Hispanic, Black and Asian/Other populations increasing.
- Between 1998 and 2005 it is projected that the number of households in San Marcos will increase by 5,252 new households, a gain of 32 percent.
- San Marcos has an average of 3.08 persons per household, and is one of only four jurisdictions in the San Diego region with an average household size greater than three people. This reflects the large number of households with children in San Marcos. Larger households cause an increased demand for housing units with more than two bedrooms.

- In 1998, the median household income in San Marcos was \$39,487, slightly lower than that of the region as a whole. The residents in San Marcos tend to have incomes in the moderate range with 74 percent earning between \$15,000 and \$75,000.
- Eleven percent of housing units in San Marcos were overcrowded in 1990, three percent more than in the region as a whole. Although current data is not available, it is assumed that these rates have risen due to lower vacancy rates and higher rental and owner costs.
- Renters were more likely to overpay than owners. In San Marcos, 47 percent of renters overpaid (compared to 49 percent regionwide), while 38 percent of owners overpaid (compared to 32 percent regionwide).

Special Needs Groups

- In 1998, there were 7,000 persons age 65 and over in San Marcos. This accounts for about 14 percent of the City's residents. Elderly households tend to have lower incomes with 88 percent having incomes below \$35,000. This demonstrates a need for preserving the existing low income senior housing in the City and providing other housing options for the elderly.
- In 1998, it is estimated that approximately 5,080 of the City's residents had a severe disability, and that approximately 10,165 had some kind of disability. Also, because San Marcos has a larger percentage of residents over the age of 65, and a higher median resident age, housing accessible to persons with disabilities will be needed in the City.
- In 1995, 440 San Marcos residents were employed either in agriculture, forestry, fishing or mining, accounting for two percent of the City's employment base. Due to the high cost of housing and low wages, a significant number of migrant farmworkers have difficulty finding affordable, safe and sanitary housing. The City, therefore, needs to make provisions to facilitate the development of affordable housing for farmworkers.
- In 1990, approximately 15 percent of households in San Marcos consisted of five or more persons, compared to 13 percent regionwide, indicating a need for larger housing units.
- The two educational institutions, Palomar College and California State University, in San Marcos are expected to have a major impact on housing demand in the future. By the year 2005, it is estimated that Palomar College will have approximately 22,776 students and the University estimates enrollment of about 7,000 students by the year 2004.

- The Regional Task Force on Homeless estimates that there were 650 homeless persons in San Marcos in 1998. Of these, 50 resided in urban areas and 600 in rural areas. The City has case management and other services available to the homeless, but does not have any shelter beds. To address the homeless, the City needs to make provisions to facilitate the development of Transitional/Homeless shelters

Land Use Characteristics

- San Marcos has a significantly higher percentage of residential development than the region as a whole.
- Of the 4,848 vacant developable acres in San Marcos in 1995, 3,668 acres (76 percent) were planned for residential development.

Employment Characteristics

- In San Marcos employment increased by 1.4 percent between 1990 and 1995, compared to a negative 0.8 percent drop in the region. Between 1995 and 2020, San Marcos is projected to gain approximately 25,445 new employment opportunities, an increase of 105 percent.
- The manufacturing sector was the largest employer (22 percent) in San Marcos, followed by the retail and service sectors.

Housing Stock Characteristics

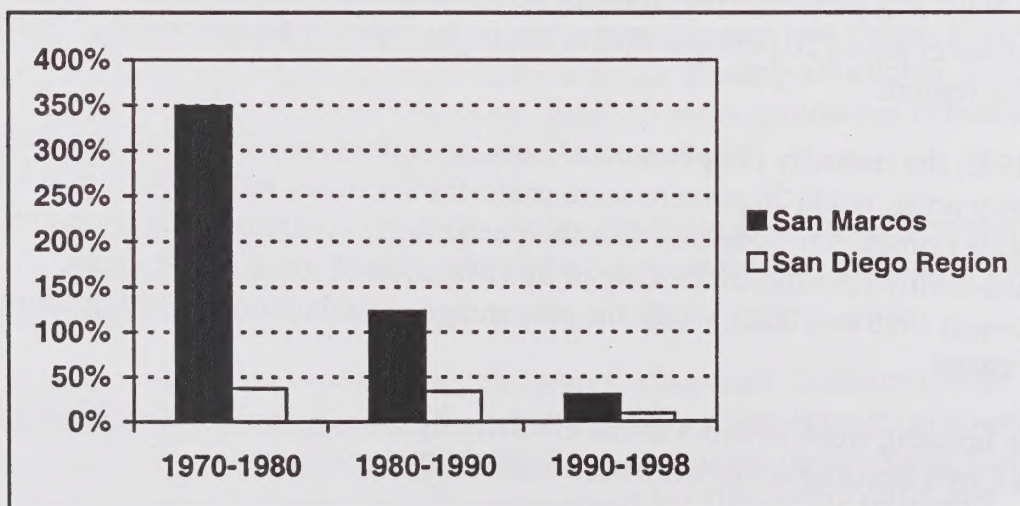
- In 1998, the City of San Marcos had a total housing stock of 17,423 units, showing a high rate of growth in its housing stock since 1980. Between 1999 and 2004, it is projected that the City of San Marcos will gain 3,667 units, an increase of about 20 percent. This is the highest percentage increase projected in the region.
- In 1998, the majority (54 percent) of housing units in San Marcos were single family units, while 26 percent were multi-family units, and 20 percent were mobile homes. It is projected that the percentages of single family housing and multi-family housing in the City of San Marcos will gradually increase between 1998 and 2020, while the percentage of mobile homes will gradually decrease.
- The housing stock in San Marcos is relatively new, approximately 97 percent of the City's housing units were built after 1960.

- In 1990, the majority (62 percent) of residents in San Marcos owned homes, This higher rate of ownership can be partially attributed to the large number of mobile homes in the City, which tend to be owner-occupied.
- The median housing price of resale homes in San Marcos has been gradually rising since 1996. In 1998, the median resale price was \$175,000, lower than the regional price of \$195,500.
- The average monthly rent in San Marcos was only slightly higher than in the region in the case of one bedroom apartments, and slightly lower than in the region in two and three bedroom apartments.
- The City had a low vacancy rate of 0.7 percent for multifamily rental housing in 1998, indicating a high demand for and need to build more rental units.

Population Characteristics

Figure 1 shows that since 1970, the City of San Marcos has been the fastest growing jurisdiction in the San Diego region, primarily due to significant land annexations by the City. During the 1970s, the population of San Marcos increased by 349 percent, while the region grew by 37 percent. In the 1980s the City's population increased by 123 percent, while the region's population increased by 34 percent. Between 1990 and 1998 the City's population increased by 30 percent, while the region's increased by nine percent. By 1998 the City had a population of 50,827 — about two percent of the region's residents.

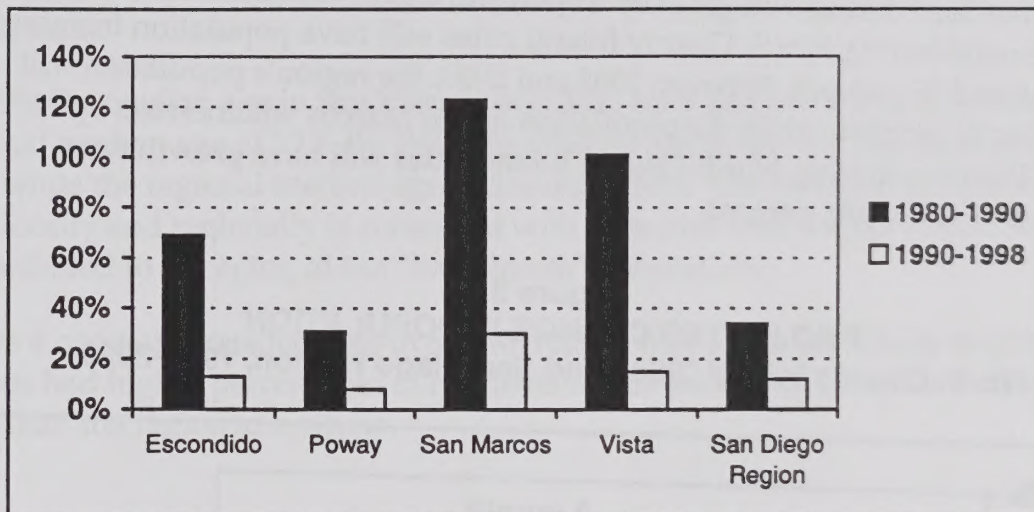
Figure 1
PERCENT CHANGE IN POPULATION
San Marcos and San Diego Region, 1970-1998



Source: 1970, 1980 and 1990 Censuses; SANDAG Population and Housing Estimates, 1998

Figure 2 compares population growth in San Marcos to the other North County Inland cities and the San Diego region. Although population growth slowed in all cities between 1990 and 1998, San Marcos continued to be the fastest growing.

Figure 2
PERCENT CHANGE IN POPULATION
North County Inland Cities and San Diego Region, 1980-1998

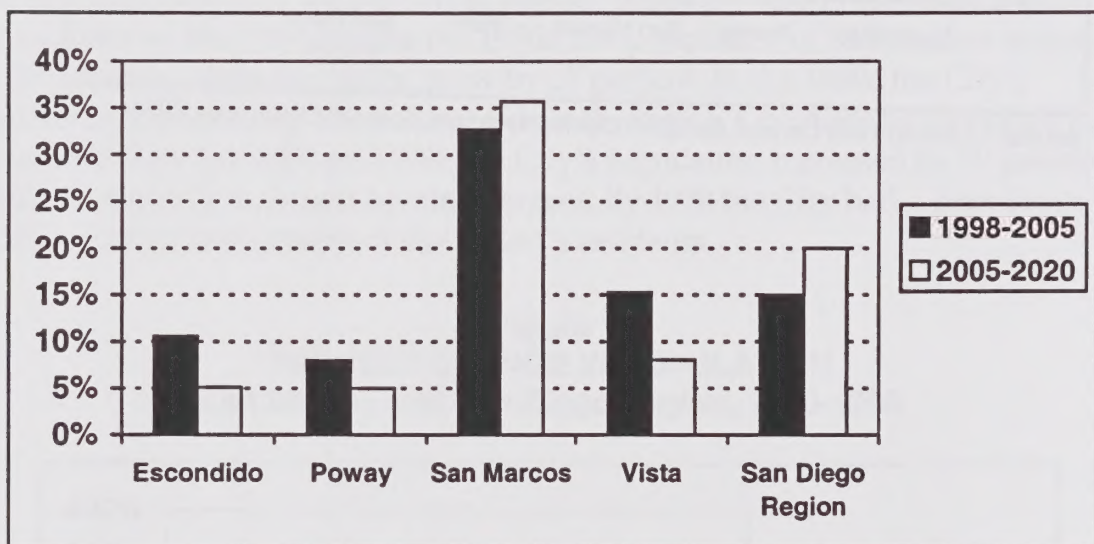


Source: 1980 and 1990 Census, SANDAG Demographic and Economic Estimates, 1998

Projected Population

Figure 3 compares projected population growth in the City of San Marcos to that of the surrounding North County Inland cities and the San Diego region as a whole. Between 1998 and 2005, it is anticipated that the population of the San Diego region will grow by approximately 15 percent, a gain of 428,669 new residents. During this time period, the San Diego Association of Governments projects that San Marcos will grow by 33 percent, a gain of 16,626 new residents, while the neighboring North County Inland cities will have population increases between 8 and 15 percent. Between 2005 and 2020, the region's population will increase by 20 percent, while the population in San Marcos will increase by 36 percent. The neighboring North County Inland cities will have growth rates between five and eight percent.

Figure 3
PROJECTED CHANGE IN POPULATION
North County Inland Cities and San Diego Region, 1998-2020



Source: SANDAG 2020 Cities/County Forecast, February 1999

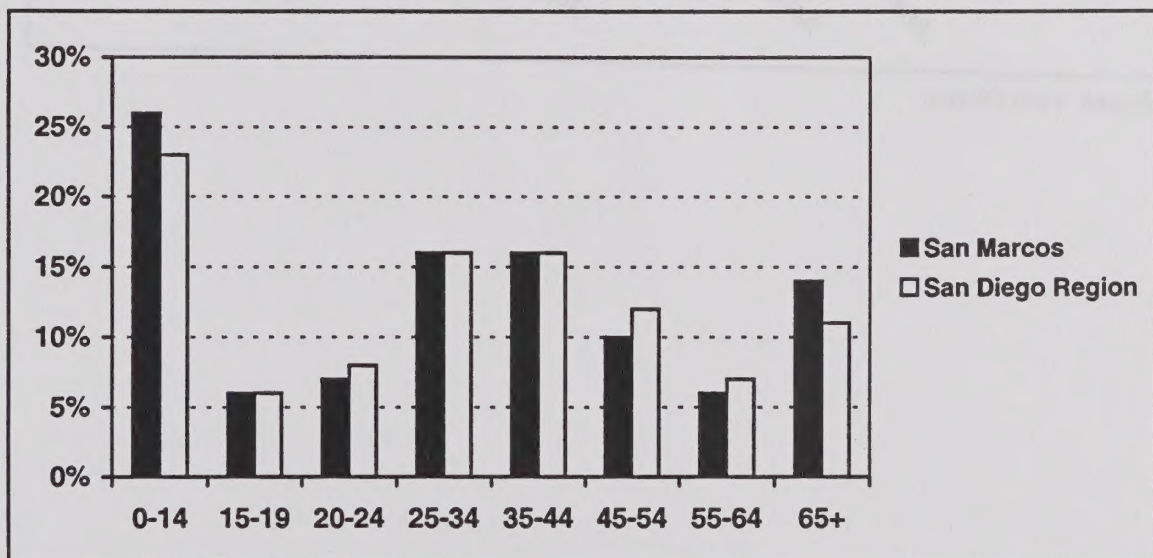
Age Characteristics

Housing demand is often determined by the preferences of certain age groups. Traditionally, both the young adult population (20-34 years of age) and the elderly population tend to favor apartments, low to moderate- cost condominiums, and smaller single family units. Persons between 35 and 65 years old often provide the major market for moderate to high-cost apartments and condominiums and larger single family units because they tend to have higher incomes and larger sized households.

In 1990, the median age in San Marcos was 30.6, only slightly lower than the regional median age of 30.9. By 1998, the median age in the city had increased to 32.3, while the regional median age increased to 33.2. The increase in median age both locally and regionally is consistent with state and nationwide trends, and can be attributed to the aging of the "baby boom" generation.

Figure 4 compares resident age in San Marcos to that of the San Diego region. San Marcos had higher percentages of residents under the age of 14 and over the age of 65 than the region as a whole.

Figure 4
AGE
San Marcos and San Diego Region, 1998

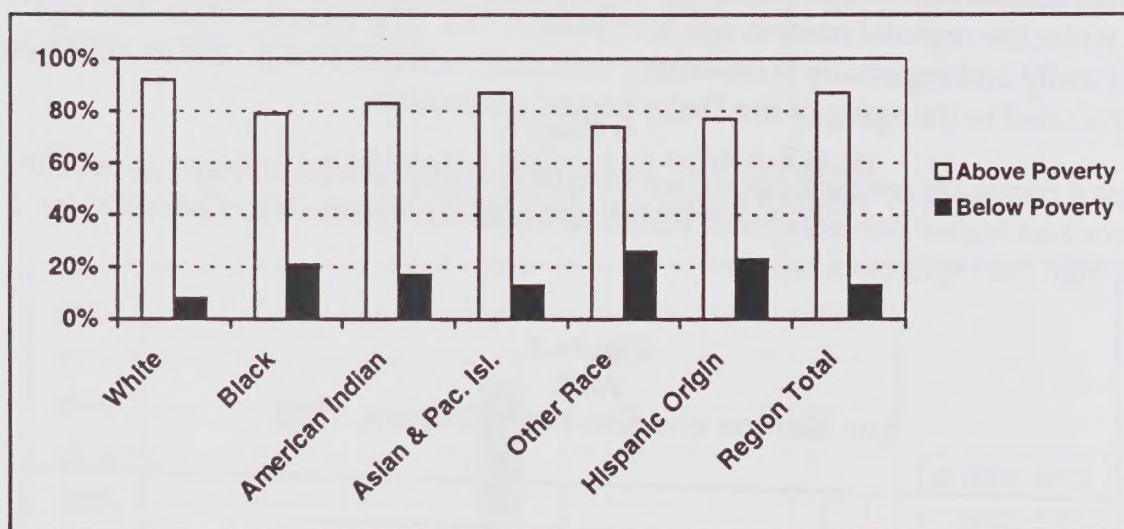


Source: SANDAG Demographic and Economic Estimates, 1998

Race/ Ethnicity Characteristics

Information on ethnicity is important to an analysis of housing demand, as ethnicity tends to correlate with other characteristics such as family size, location choices, and mobility. Ethnicity is also reflective of income, as shown in Figure 5. In the San Diego region, non-White populations tend to have a much higher incidence of poverty.

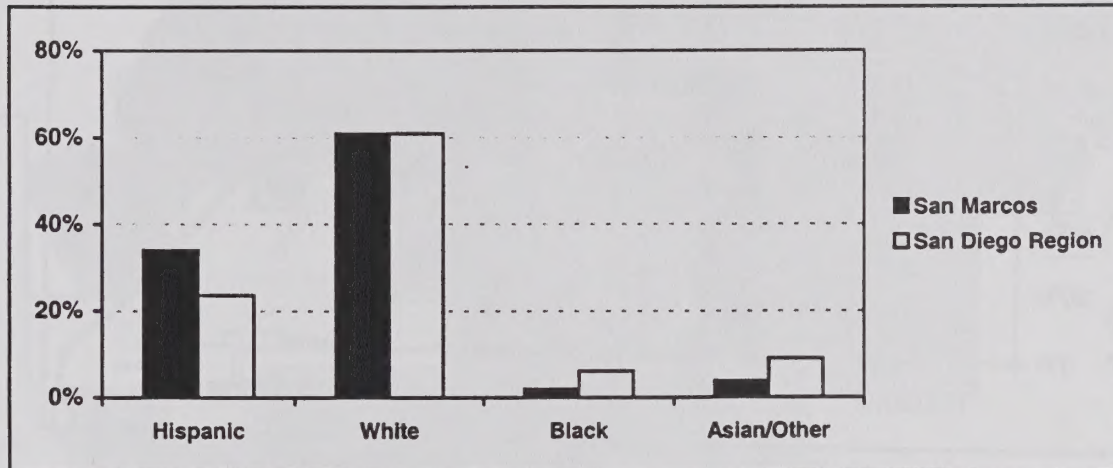
Figure 5
POVERTY STATUS BY ETHNICITY
San Diego Region, 1990



Source: 1990 Census

Figure 6 shows that in San Marcos, the population is predominately White, although the City has a higher percentage of Hispanic residents than the region as a whole. In 1998, approximately 61 percent of San Marcos' residents were White, 33 percent were Hispanic, two percent were Black, and four percent were Asian/Other.

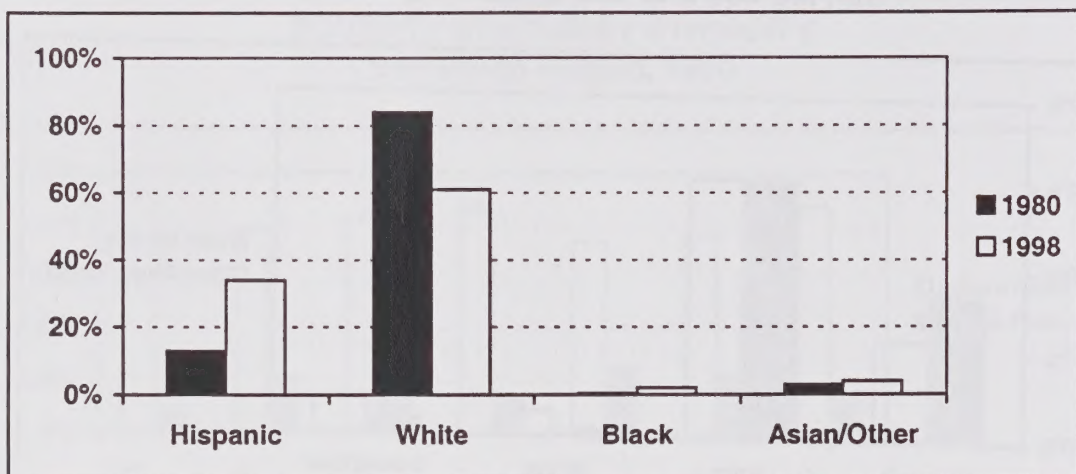
Figure 6
ETHNICITY
San Marcos and San Diego Region, 1998



Source: SANDAG Demographic and Economic Estimates, 1998

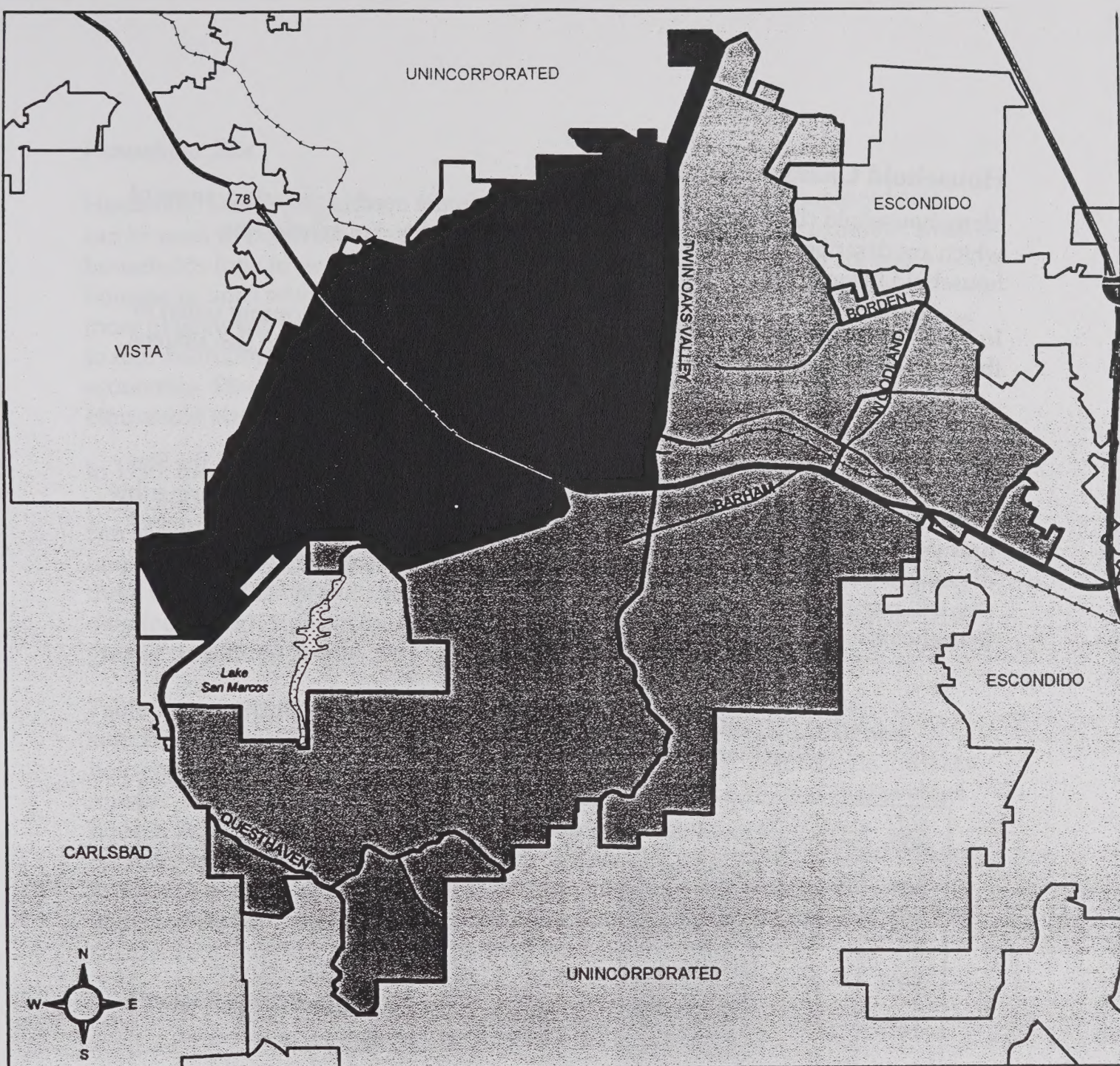
The ethnic composition of San Marcos has been changing since 1980, as shown by Figure 7. During this period, the Hispanic population grew by approximately 21 percent. The Black and Asian/Other populations also increased slightly, while the White population decreased by 23 percent.

Figure 7
CHANGE IN ETHNICITY
San Marcos, 1980 and 1998



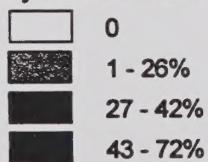
Source: 1980 Census, SANDAG Demographic and Economic Estimates, 1998

Map 2 shows the percent of Hispanic, Black, and Asian/Other population by census tract.



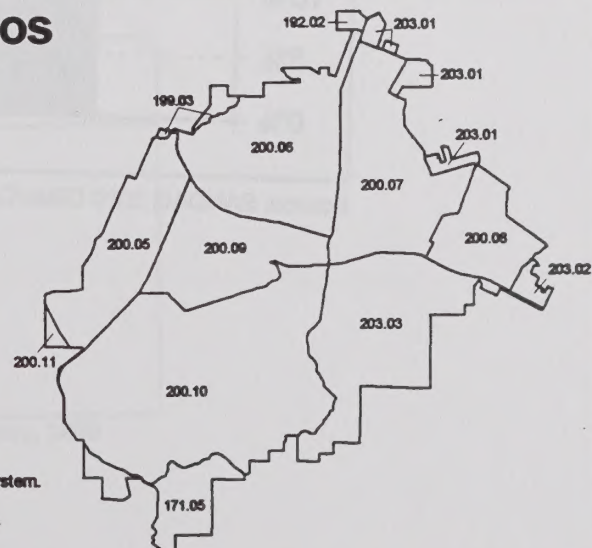
City of San Marcos

**Map 2. Percent Hispanic, Black, Asian/other
by Census Tract**



1 0 1 Miles

Source: SANDAG 1998 Demographic and Economic Estimates
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Household Characteristics

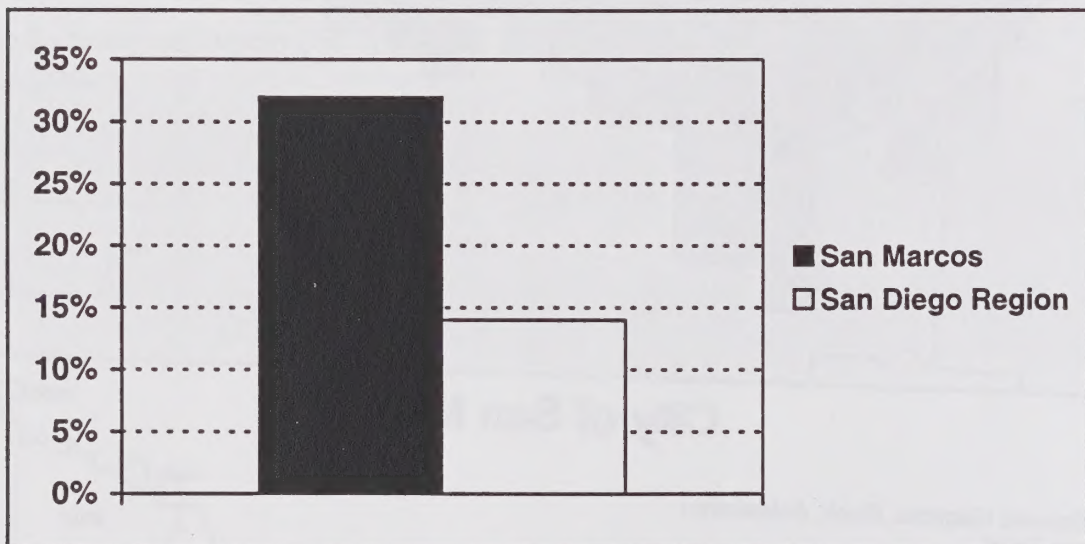
Many household characteristic factors contribute to the need for housing, some of which are described in this section: projected households, household size, household income, overcrowding, and overpayment.

In 1998 there were 951,818 households (also known as occupied housing units) in the San Diego region. Of these, 16,390, or two percent were located in San Marcos.

Projected Households

Figure 8 shows that between 1998 and 2005, the number of households in the San Diego region will grow by 136,908, a gain of approximately 14 percent. During this time period, the San Diego Association of Governments projects that the number of new households in San Marcos will increase by 5,252, a gain of 32 percent. The city will continue to account for approximately two percent of the region's households.

Figure 8
PROJECTED CHANGE IN NUMBER OF HOUSEHOLDS
San Marcos and San Diego Region, 1998-2005



Source: SANDAG 2020 Cities/County Forecast, February 1999

Household Size

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one to two persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with three to four bedrooms. People's choices, however, also reflect preference and economics. Thus, many small households prefer, and obtain, large units. Household size is also related to choice of locations.

In 1998, the average number of persons per household in the San Diego region ranged from 2.3 to 3.3, with a regionwide average of 2.8 persons per household. San Marcos had an average of 3.08 persons per household – the third largest household size in the region. This represents a small increase from 1990, when there was an average of 2.9 persons per household in the city. San Marcos is one of only four jurisdictions in the San Diego region that has an average household size greater than three people.

Table 3 compares household size in San Marcos to household size in the surrounding North County inland cities. San Marcos had the second highest household size in the area, second only to the City of Poway. This reflects the large number of families with children in San Marcos. SANDAG estimates that average household size in the region will begin to decrease over the next 20 years. This decrease can be attributed to the trend toward smaller families in the United States today, a growing elderly population, postponement of childbearing, and an increased divorce rate. Smaller households will result in an increased demand for smaller sized housing units and apartments.

Table 3
AVERAGE PERSONS PER HOUSEHOLD
North County Inland Cities, and San Diego Region, 1998

Jurisdiction	Persons Per Household
Escondido	2.92
Poway	3.17
San Marcos	3.08
Vista	3.00
San Diego Region	2.83

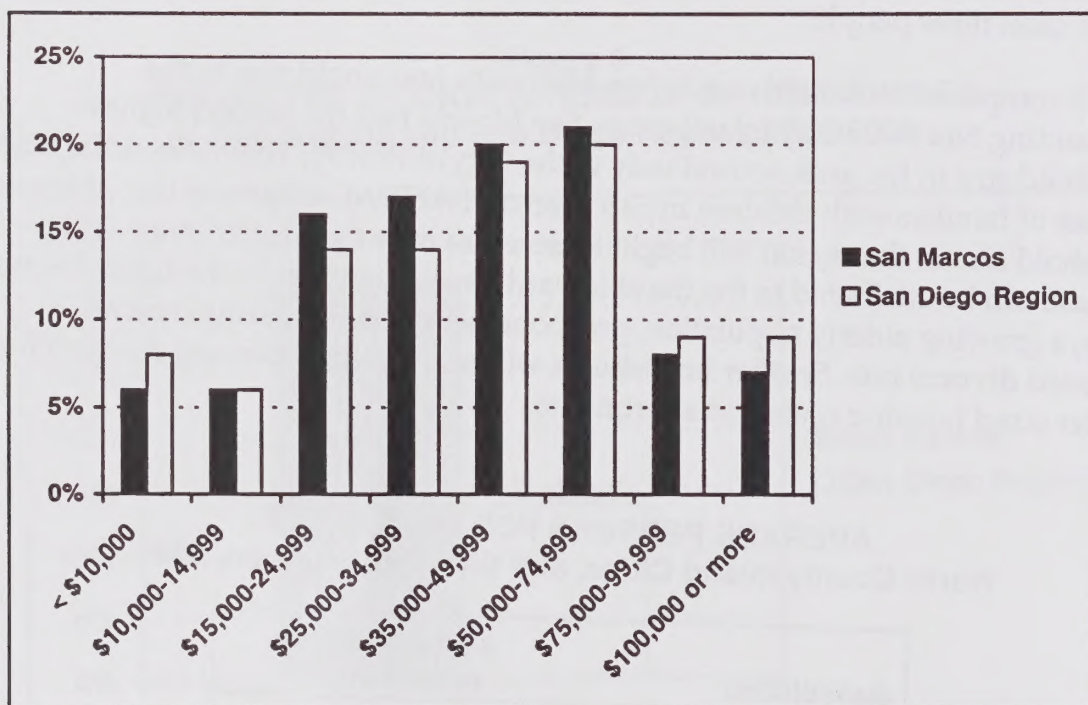
Source: SANDAG Population and Housing Estimates, 1998

Household Income

Income levels influence the range of housing prices within a community and the ability of the population to afford housing. As household income increases, the number of homeowners increases. As household income decreases, the number of households paying a disproportionate amount of their income for housing and the amount of persons occupying unsound and overcrowded housing increases.

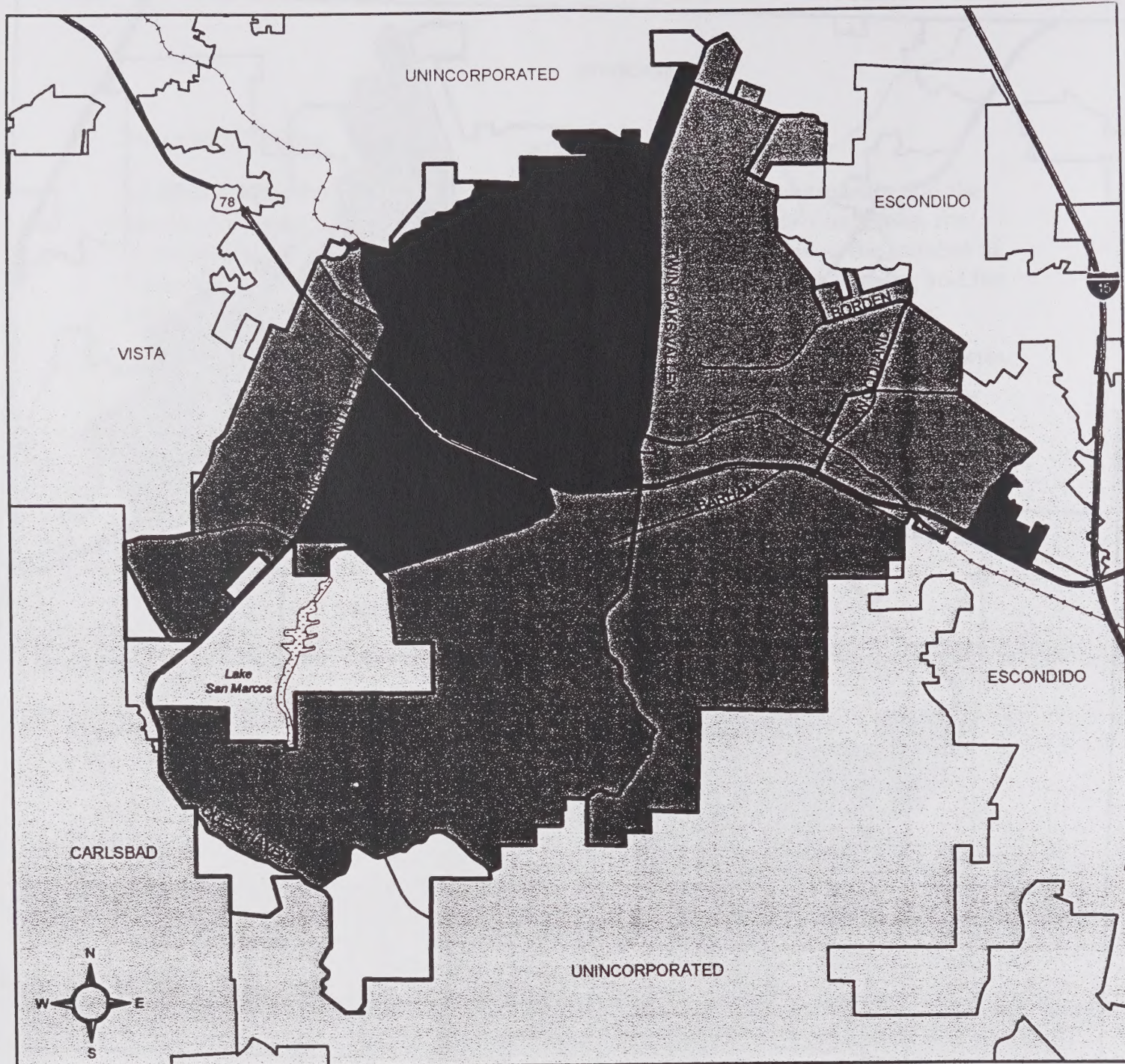
In 1998, the median household income in San Marcos was \$39,487, \$2,870 lower than the median household income for the region as a whole. Figure 9 compares 1998 household income in San Marcos to the region. San Marcos had greater percentages of residents earning between \$10,000 and \$75,000 than the region as a whole, and smaller percentages earning either below \$10,000 or over \$75,000.

Figure 9
HOUSEHOLD INCOME
San Marcos and San Diego Region, 1998



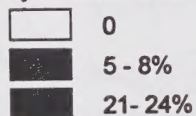
Source: SANDAG Demographic and Economic Estimates, 1998

Map 3 and Map 4 show median household income ranges and percent of population below by census tract.



City of San Marcos

Map 4. Percent of Population below Poverty by Census Tract



1 0 1 Miles

Source: SANDAG, 1990 Census
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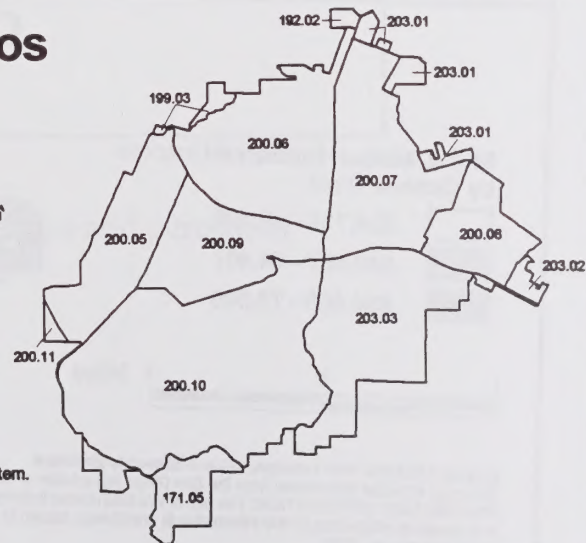


Table 4 shows that in 1998, San Marcos' median household income of \$39,487 was the second lowest in the surrounding North County Inland cities.

Table 4
HOUSEHOLD INCOME
North County Inland Cities, and San Diego Region, 1998

Jurisdiction	Median Household Income	Percent Above/Below Regional Median Household Income
Escondido	\$38,969	-8.0%
Poway	\$62,478	+47.4%
San Marcos	\$39,487	-6.8%
Vista	\$39,771	-6.1%
San Diego Region	\$42,375	0%

Source: SANDAG Demographic and Economic Characteristics, 1998

Overcrowded Households

The combination of low incomes and high housing costs throughout the region has forced many households to live in overcrowded housing conditions. The Census Bureau defines an "overcrowded" unit as one occupied by 1.01 or more persons per room in house (including kitchen, living room, etc., but excluding bathrooms). State law considers a housing unit overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or housing units, especially for large families.

Table 5 shows that using the Census definition of 1.01 or more persons per room, 11 percent of housing units in San Marcos were overcrowded in 1990, three percent more than in the region as a whole. The rate of overcrowding in San Marcos was higher than rates in the surrounding North County Inland cities. Although current data is not available, it is assumed that these rates have risen due to lower vacancy rates and higher rental and owner costs.

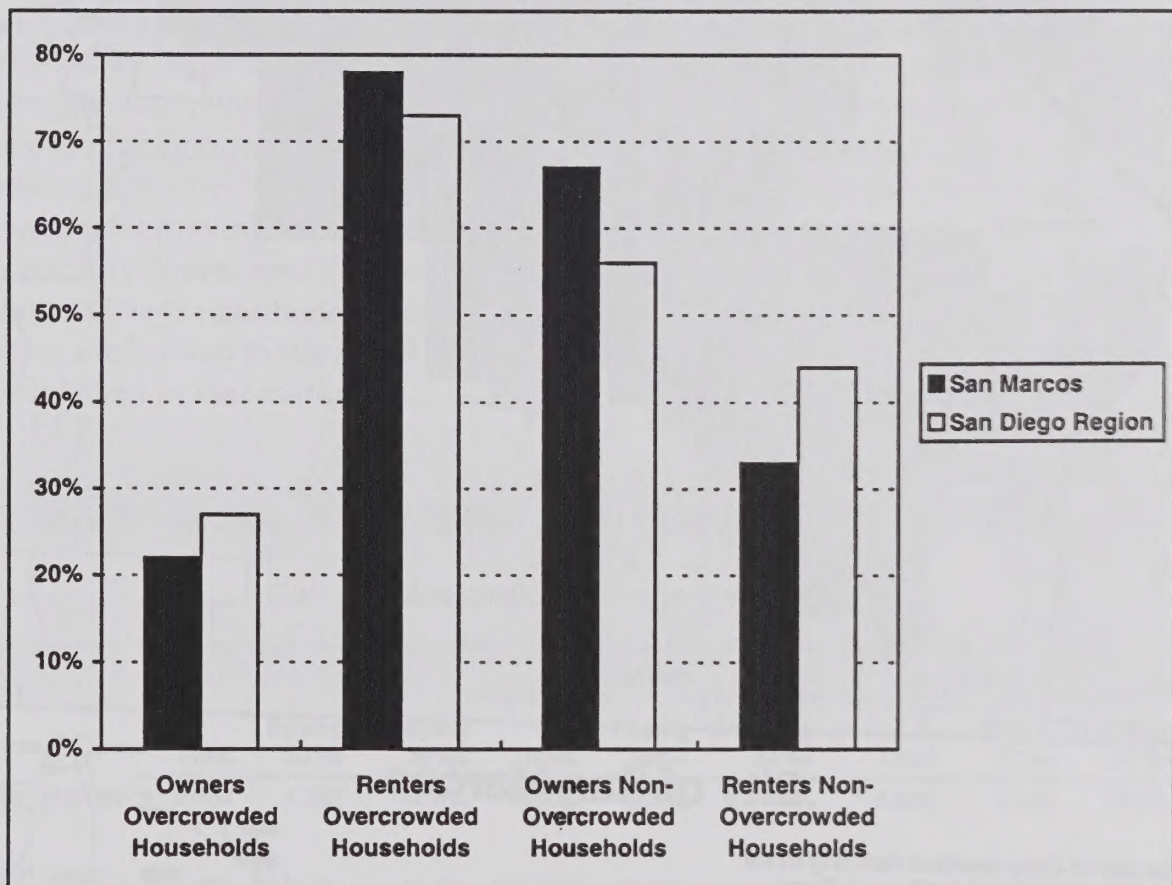
Table 5
OVERCROWDED HOUSING UNITS
North County Inland Cities, and San Diego Region, 1990

Jurisdiction	Occupied Housing Units	Overcrowded (>1.01 Persons per Room)	% Overcrowded (> 1.01 Persons per Room)
Escondido	39,267	3,734	9.5%
Poway	13,888	576	4.1%
San Marcos	13,617	1,455	10.7%
Vista	25,371	2,505	9.9%
San Diego Region	887,403	78,182	8.8%

Source: 1990 Census

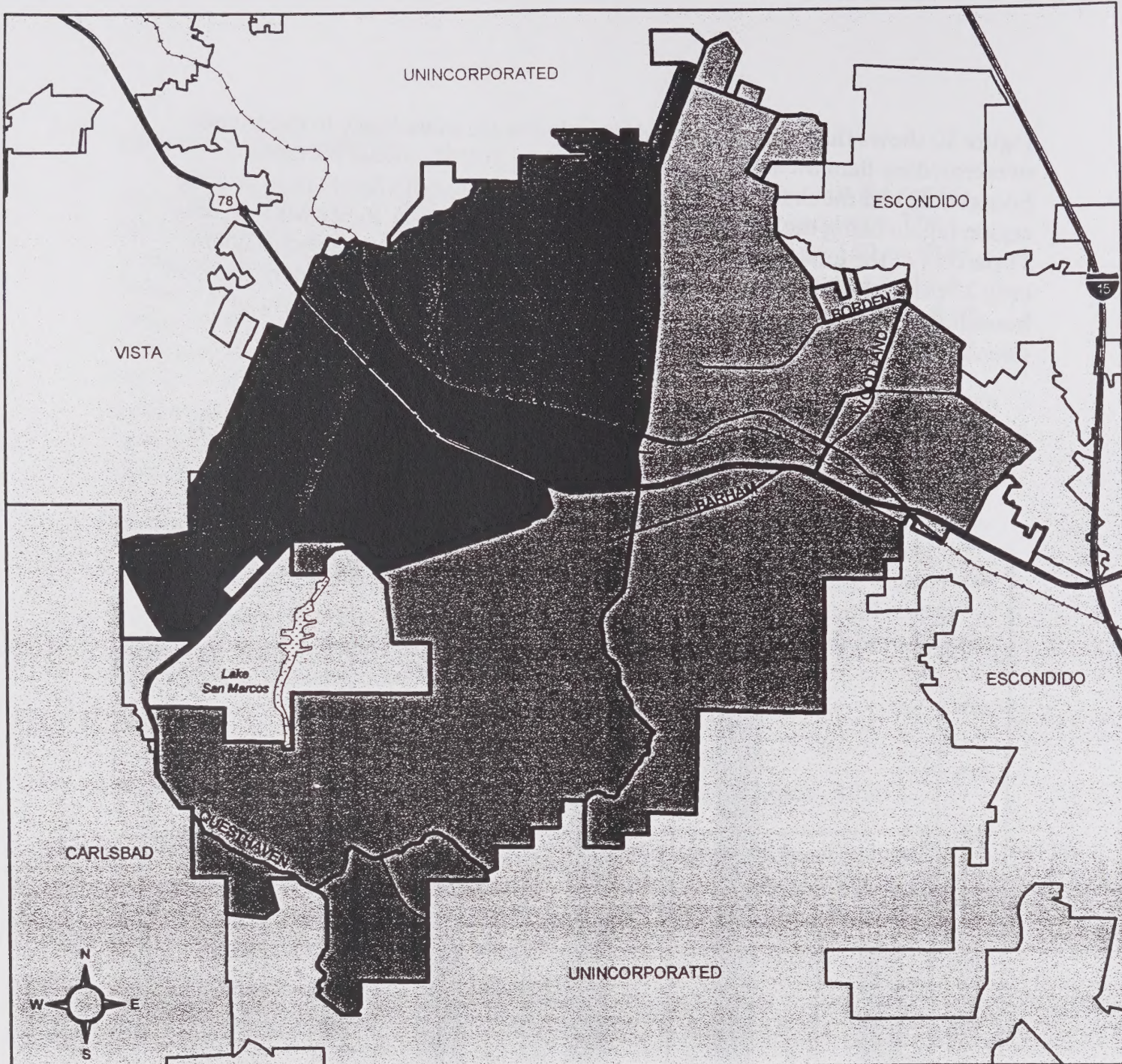
Figure 10 shows that renter occupied households are more likely to experience overcrowding than owner occupied households. In 1990, owner occupied households had much lower rates for overcrowding in both San Marcos and the region (again using the Census definition of overcrowding). In San Marcos, only 11 percent of the total households were overcrowded, but of those households only 22 percent were owner occupied. In the region only nine percent of the total households were overcrowded, but of those households only 27 percent of overcrowded households were owner occupied.

Figure 10
HOMEOWNERSHIP RATES OF OVERCROWDED HOUSEHOLDS (1.01
PERSONS PER ROOM OR MORE)
San Marcos and San Diego Region, 1990



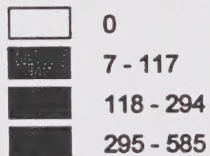
Source: 1990 Census

Map 5 shows the number of overcrowded housing units by census tract.



City of San Marcos

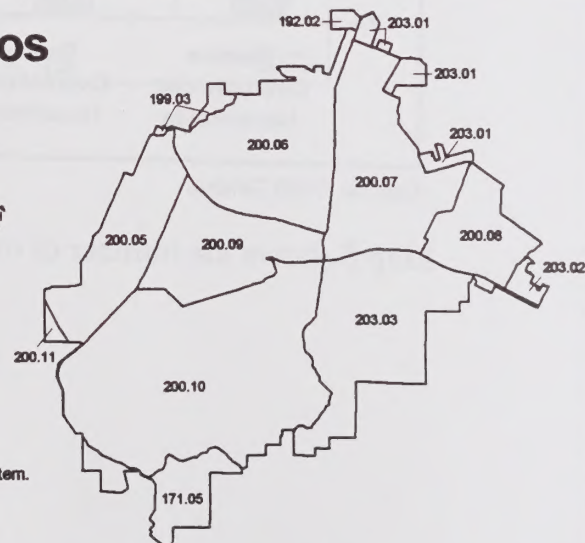
**Map 5. Number of Overcrowded Housing Units
(more than 1 person/room) by Census Tract**



1 0 1 Miles



Source: SANDAG, 1990 Census
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Overpaying Households

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of supply and demand. This measurement is often expressed in terms of overpayers: households paying an excessive amount of their income for housing, thereby decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define overpayers as those lower income households paying over 30 percent of household income for housing costs.

Table 6 shows that in 1990, 41 percent of all households in the San Diego region were paying over 30 percent of their income towards housing costs. In San Marcos, 43 percent of households were overpaying. Renters were more likely to overpay than owners; in San Marcos 47 percent of renters overpaid (compared to 49 percent regionwide), while 38 percent of owners overpaid (compared to 32 percent regionwide.) The distinction between renters overpaying for housing and owners overpaying for housing is important because while homeowners may financially overextend themselves to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established in that market.

Table 6
HOUSEHOLDS* PAYING MORE THAN 30% OF INCOME FOR HOUSING
COSTS
San Marcos and San Diego Region, 1990

	Renters						Owners		
	Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+
San Marcos	9,987	4,257	42.6%	4,995	2,348	47.0%	4,992	1,909	38.2%
San Diego Region	777,607	316,474	40.7%	391,738	193,558	49.4%	385,869	122,916	31.9%
* Households do not equal totals presented in other tables because housing costs were not computed for all households.									

Source: 1990 Census

Table 7 shows that in San Marcos low income households were more likely to have overpayment and other housing problems. In 1990, 81 percent of extremely low income households (earning zero to 30 percent area median income) were paying over 30 percent of their income towards housing costs; 70 percent were paying over 50 percent. Approximately 79 percent of very low income households (earning greater than 30 to 50 percent area median income) paid over 30 percent of their income towards housing costs, 34 percent paid over 50 percent. Approximately 44 percent of low income households (greater than 50 to 80 percent area median income) paid over 30 percent of their income towards housing costs; 11 percent paid over 50 percent.

Table 7 also shows that in San Marcos the percentage of lower income renters (86 percent) with housing problems is higher than the percentage of low income owners (52 percent). The percentage of households paying over 50 percent of their income towards housing costs is reduced as income increases. Large related renter households tend to have the highest percentage of housing problems (95 percent), indicating a need for larger housing units with affordable rents. Elderly households represent the second highest percentage of low income renter households (90 percent) with housing problems. The data in Table 7 show that lower income renters have significantly more housing problems than lower income homeowners.

Table 7
HOUSING NEEDS OF LOW INCOME HOUSEHOLDS
San Marcos, 1990

	Renters					Owners			Total HHs	% Total HHs
	Elderly 1&2 Member HHs	Small Related HHs	Large Related HHs	All Other HHs	Total Renters	Elderly	All Other Owners	Total Owners		
Extremely Low Income (≤30% Median Income)	98	272	180	106	656	377	218	595	1,251	100%
# with any hsg. problems	98	252	171	73	594	277	172	449	1,043	83%
# with cost burden >30%	98	244	171	65	578	268	172	440	1,018	81%
# with cost burden >50%	98	237	162	65	562	171	147	318	880	70%
Very Low Income (>30-50% Median Income)	81	368	235	78	762	531	194	725	1,487	100%
# with any hsg. problems	64	361	227	78	730	312	144	456	1,186	80%
# with cost burden >30%	64	361	219	78	722	312	139	451	1,173	79%
# with cost burden >50%	36	207	47	53	343	68	97	165	508	34%
Low Income (>50-80% Median Income)	91	504	300	227	1,122	1,062	695	1,757	2,879	100%
# with any hsg. problems	81	326	278	165	850	268	435	703	1,553	54%
# with cost burden >30%	81	288	88	147	604	261	415	676	1,280	44%
# with cost burden >50%	41	32	8	48	129	37	150	187	316	11%
Total Households	270	1,144	715	411	2,540	1,970	1,107	3,077	5,617	
% with any housing problems	90%	82%	95%	77%	86%	44%	68%	52%	67%	

Source: U.S. Department of Housing and Community Development, Comprehensive Housing Affordability Data Book, 1993

Special Needs Groups

Many special needs groups have a significant impact upon the demand for housing. Often these groups "compete" for the same affordable housing opportunities. A discussion of special needs groups is necessary to fully assess the housing needs in San Marcos and to meet Housing Element requirements. The special needs groups analyzed include the elderly, people with disabilities, single parents, farmworkers, large households, students, and homeless people. Many of these groups overlap, for example many farmworkers are homeless and many elderly people have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near transit stations and services.

Elderly

The limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many elderly persons need some form of housing assistance.

Because the elderly population is expected to increase significantly in the region during the next 20 years, San Marcos and the rest of the region's jurisdictions will need to focus on its housing needs, which include affordability, multi-family and smaller units, units with or near basic services, and rehabilitation programs.

Table 8 shows that in 1998, there were 7,000 persons age 65 and over in San Marcos. This accounts for about 14 percent of residents, two percent more than in the region as a whole. San Marcos had the highest percentage of elderly residents in the North County Inland region.

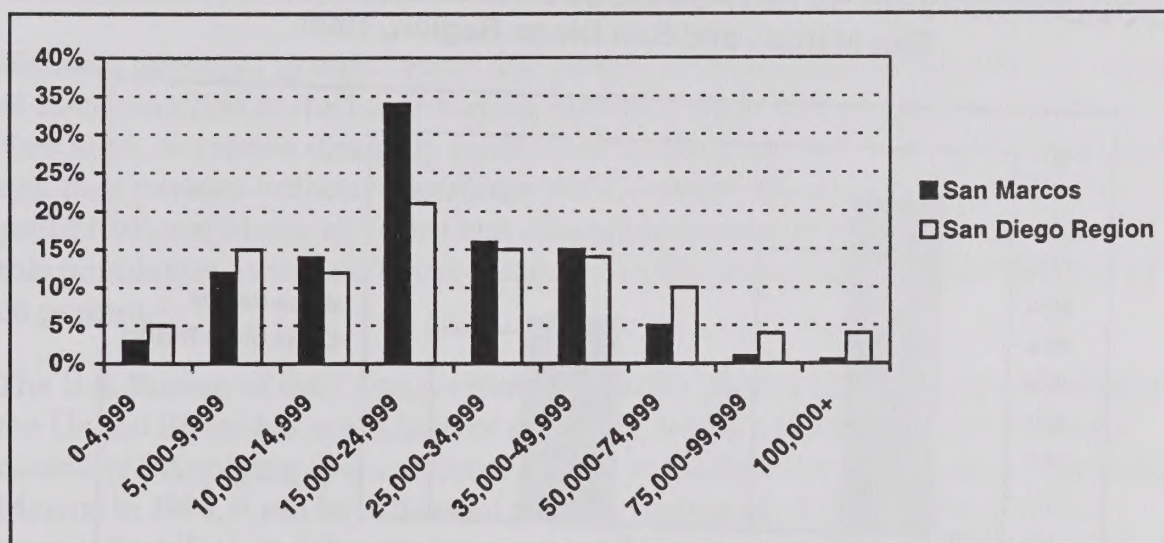
Table 8
PERSONS AGE 65 AND OVER
North County Inland Cities and San Diego Region, 1998

Jurisdiction	Total	Age 65+	Percent Age 65+
Escondido	108,635	14,074	13.0%
Poway	47,098	4353	9.2%
San Marcos	50,827	7,000	13.7%
Vista	82,901	11,217	13.5%
San Diego Region	2,794,785	319,634	11.4%

Source: SANDAG Demographic and Economic Estimates, 1998

Figure 11 shows that in 1989, householders over the age of 65 in San Marcos tended to have lower incomes than those regionwide. Only 22 percent of householders age 65 and over in San Marcos had incomes over \$35,000, 10 percent less than the region as a whole.

Figure 11
INCOME OF HOUSEHOLDERS AGE 65 AND OVER
San Marcos and San Diego Region, 1989



Source: 1990 Census

However, a smaller percentage of persons age 65 and over in San Marcos live below the poverty level, as shown by Table 9. In 1990, six percent of the San Diego region's residents age 65 and over were living in poverty, compared to about four percent in San Marcos.

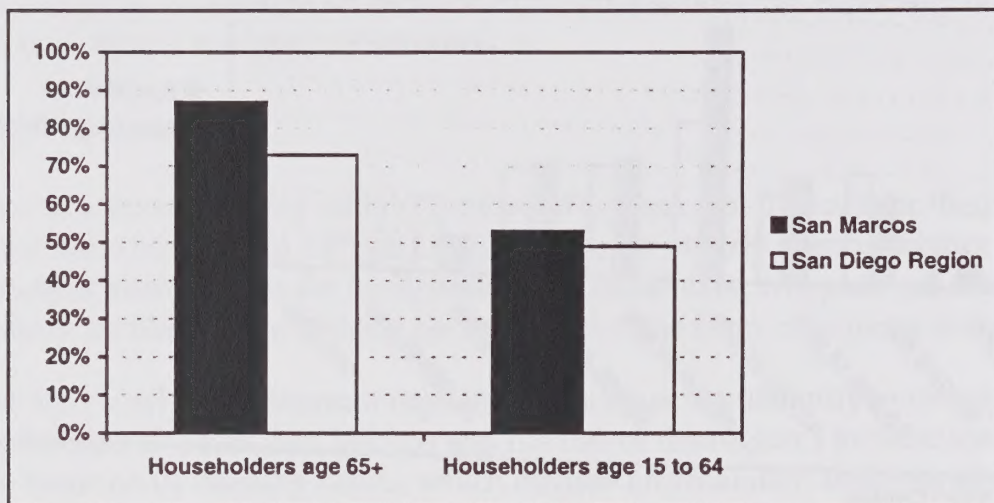
Table 9
POVERTY STATUS FOR PERSONS AGE 65 AND OVER
San Marcos and San Diego Region, 1990

	Total Persons Age 65 and Over	Persons Age 65 and Over Below Poverty Level	Percent Below Poverty Level
San Marcos	5,861	203	3.6%
San Diego Region	319,634	20,136	6.3%

Source: 1990 Census

Homeownership rates in San Marcos are higher for householders age 65 and over than in the region as a whole, as shown by Figure 12. In San Marcos, 87 percent of householders age 65 and over owned their own home, compared to 53 percent of householders age 15-64. Regionwide, approximately 73 percent of householders age 65 and over own their own home, compared to 49 percent of householders age 15-64.

Figure 12
HOMEOWNERSHIP RATES FOR HOUSEHOLDERS AGE 65 AND OVER
San Marcos and San Diego Region, 1990



Source: 1990 Census

People with Disabilities

According to the U.S. Bureau of the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs and lifting and carrying), or has difficulty with certain social roles (e.g., school work for children, working at a job and around the house for adults). A person who is unable to perform one or more activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

Four factors — affordability, design, location and discrimination — significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. Location of housing is also an important

factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Additionally disabilities can hinder the ability of a person to earn an adequate income to afford housing. The U.S. Bureau of the Census estimates that 70 percent of all people with severe disabilities are unemployed and rely upon fixed monthly disability incomes that are rarely adequate for the payment of market rate rent.¹ The California Right to Housing Campaign estimates that 15 percent of persons with disabilities in the California were living below the poverty level in 1988.

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. The non-profit National Home of Your Own Alliance estimates that only two percent of this population own their home compared to the overall homeownership rate of 66 percent.²

The U.S. Bureau of the Census estimates that 20 percent of the total population in the United States has some kind of disability, while half of those have a severe disability.³ Applying these national figures to the number of persons living in San Marcos in 1998, it can be estimated that approximately 5,080 residents had a severe disability, and that approximately 10,165 had some kind of disability. The likelihood of having a disability increases with age – nationally half of seniors 65 and over have a disability.⁴ In 1998, there were 7,000 householders age 65 and over in San Marcos. This accounts for 14 percent of residents, three percent more than in the region as a whole. Because San Marcos has a larger percentage of residents over the age of 65, and a higher median resident age, housing accessible to persons with disabilities is a continuing need in the City.

One partial solution to these issues may be the institution of Universal Design Principles, which offer designers guidance to better integrate features that meet the needs of as many users as possible. The application of Universal Design Principles to all new and rehabilitated housing could help build more accessible and adaptable housing for people with disabilities. In addition, adoption of these

¹ Source: National Partners in Homeownership, KeyNotes, "Reaching People with Disabilities," 1998, pg 3

² Source: National Partners in Homeownership, KeyNotes, "Reaching People with Disabilities," 1998, pg. 3

³ Source: U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census, Census Brief, "Disabilities Affect One-Fifth of All Americans, Proportion Could Increase in Coming Decades," Dec. 1997, pg. 1

⁴ Source: U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census, Census Brief, "Disabilities Affect One-Fifth of All Americans, Proportion Could Increase in Coming Decades," Dec. 1997, pg. 1

design principles would allow anyone to modify their homes, when needed, at a much lower cost.⁵

Single Parents

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and related facilities. Table 10 shows that in 1990, San Marcos had 1,282 single parent households. Of these, the majority (71 percent) were female-headed households. Nearly 27 percent of female-headed households in San Marcos lived below the poverty level, compared to about 35 percent regionwide.

Table 10
SINGLE PARENT HOUSEHOLDS
San Marcos and San Diego Region, 1990

	Total HHs	Single Parent HHs	% Total HHs	Female Headed HHs	% Single Parent HHs	Below Poverty	
						Female Headed HHs Below Poverty	% Total Single Parent HHs
San Marcos	13,617	1,282	9.4%	913	71.2%	361	28.2%
San Diego Region	887,403	82,301	9.3%	64,145	77.9%	22,303	27.1%

Source: 1990 Census

⁵ Source: Detailed information on Universal Design Principles can be found at The Center for Universal Design website: www.design.ncsu.edu/cud

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farmworkers have difficulty finding affordable, safe and sanitary housing. It is estimated that there are between 100 and 150 farmworker camps located throughout the San Diego region, primarily in rural areas.⁶ These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

The housing needs of farmworkers are frequently overlooked due to both the migratory nature of farm labor and the substantial number of undocumented immigrants performing agriculture-related activities. Farmworkers needs are also difficult to quantify because of their fear of job loss and the fear of authority, which lead them to try and remain invisible. Thus, farmworkers are given low priority when addressing housing needs, and often receive the least hospitable housing.

The County Farm Bureau estimates that 70 percent of farm jobs are filled by permanent, full time employees earning minimum wages, and that the remaining 30 percent are filled by laborers without legal immigration documentation. Most of these are migrant workers who came to this country for purposes of employment and may not intend to settle here permanently. Fewer than five percent bring families with them. These workers tend to transfer funds out of the country to their families in their native land, reducing the amount of money they have available for housing. The San Diego County Regional Task Force on the Homeless estimates that at least 7,000 farmworkers and migrant day laborers currently experience homelessness in the San Diego region.

⁶ Source: *Regional Task Force on the Homeless Regional Homeless Profile: 1998*, page 47

Table 11 shows that in 1995, 440 San Marcos residents were employed in either agriculture, forestry, fishing or mining, accounting for four percent of the region's agricultural workforce and two percent of the City's employment base.

Table 11
AGRICULTURAL WORKERS
North County Inland Cities and San Diego Region, 1995

Jurisdiction	Agricultural Workers	Percent of Total Employment
Escondido	658	1.6%
Poway	24	0.2%
San Marcos	440	1.8%
Vista	385	1.7%
San Diego Region	11,100	1.0%

Source: SANDAG Demographic and Economic Characteristics, 1998

Large Households

Large households are identified as a group with special housing needs because of the limited availability of adequately sized, affordable housing units. Large households often have lower incomes and frequently live in overcrowded smaller dwelling units, which can result in accelerated unit deterioration.

Table 12 compares the number of large families in San Marcos to that in the region as a whole. In 1990, approximately 15 percent of households in San Marcos consisted of five or more persons, compared to 13 percent regionwide.

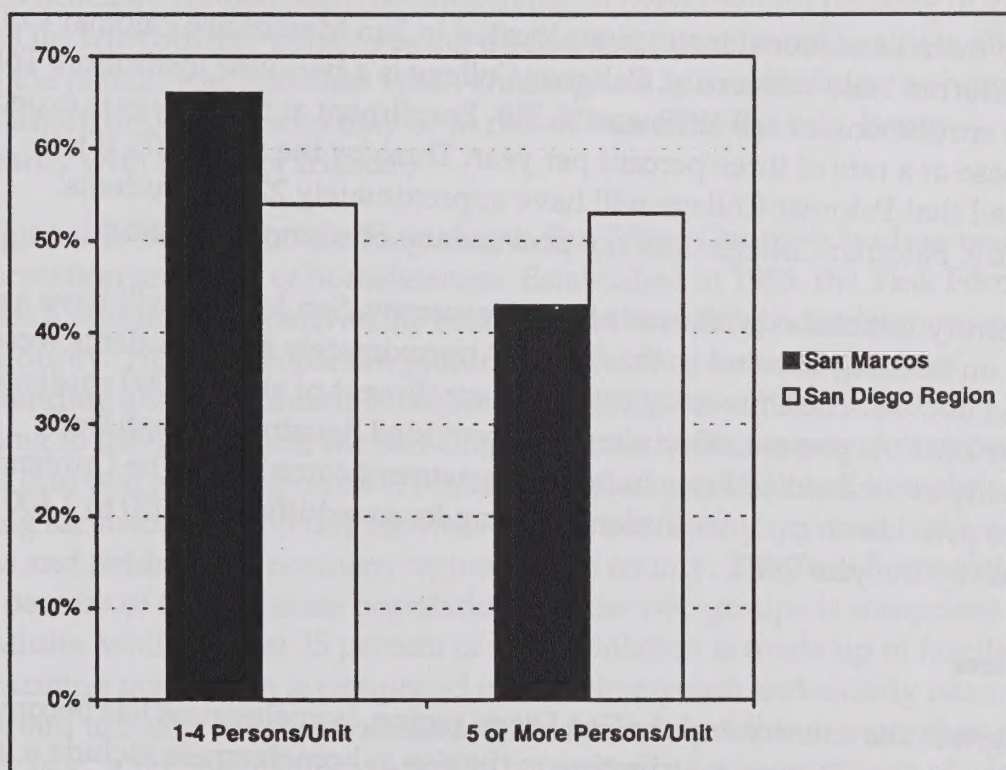
Table 12
LARGE HOUSEHOLDS
San Marcos and San Diego Region, 1990

Jurisdiction	Persons in Household			Total HHs
	Five	Six	Seven +	
San Marcos	965	488	562	13,566
% of Total	7.1%	3.6%	4.1%	100.0%
San Diego Region	62,948	25,656	21,774	887,719
% of Total	7.1%	2.9%	2.5%	100.0%

Source: 1990 Census

Figure 13 shows that homeownership rates for large households were lower than for all households in both San Marcos and the San Diego region. In San Marcos, 43 percent of large households owned their own home, compared to 66 percent of households with less than 5 persons. Regionwide, 53 percent of large households owned their own home, compared to 54 percent of households with less than 5 persons. San Marcos thus tends to have a higher percentage of large households (57 percent) that are renter households, compared to the San Diego region (47 percent). Large households tend to have lower incomes, leading to lower rates of homeownership and overcrowded units.

Figure 13
HOMEOWNERSHIP RATES FOR LARGE HOUSEHOLDS (FIVE OR MORE PERSONS PER UNIT)
San Marcos and San Diego Region, 1990



Source: 1990 Census

Students

The need for student housing is another significant factor affecting housing demand, especially in San Marcos. Although students may produce only a temporary housing need, the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students are low income, and are therefore affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however the lack of affordable housing often leads to their departure from the region.

The two main educational institutions located in San Marcos are Palomar College and California State University. Palomar College is a two-year institution. Total student enrollment for fall 1998 was 18,519. Enrollment at the college is expected to increase at a rate of three percent per year. Thus, by the year 2005, it is estimated that Palomar College will have approximately 22,776 students. Currently, Palomar College does not provide any on-campus housing.

The recently established California State University, San Marcos will have a major impact on housing demand in the future. Approximately 5,040 students were enrolled in 1998. The University estimates enrollment of about 7,000 students by the year 2004. At present, 80 students are provided housing through the University at a subsidized rate in nearby apartment complexes. The University plans to provide on campus student housing for an additional 2,050 to 2,400 students by the year 2001.

Homeless

Throughout the country and the San Diego region, homelessness has become an increasing issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

Recent legislation governing housing elements (Section 65583(1)(6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

- 1) Lacks a fixed, regular, and adequate nighttime residence; and
- 2) Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include: persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (e.g., doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (e.g. living temporarily with family or friends.)

The Regional Task Force on the Homeless is San Diego County's leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farmworkers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the county. The Task Force estimates that 70 percent of the homeless population in these two groups is comprised of single adults, while at least 25 percent of the population is made up of families. The remaining population is comprised of homeless youth and elderly persons. It is important to recognize that homeless individuals may fall into more than one category (e.g., a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

The homeless population is very difficult to quantify. Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. The Task Force produces estimates that are obtained using observations of homeless service providers; estimates from local officials; reports from local surveys and studies; the 1990 Census; utilization rates of homeless facilities, services, and meal programs; and estimated counts of persons observed at known locations.

Table 13 shows that the Task Force estimates that there were 650 homeless persons in San Marcos in 1998. Of these, 50 resided in urban areas and 600 in rural areas. The 1990 Census estimated only 20 homeless persons, and a count done by the Sheriff's Department in San Marcos found about 12 homeless persons in the City. The high number of rural homeless estimated by the Task Force includes people who are particularly difficult to count because of their rural location, as well as people who are living outside the City limits.

Table 13
HOMELESSNESS
San Marcos and San Diego Region, 1990 and 1998

Jurisdiction	Regional Task Force on the Homeless – 1998 Estimates						
	1990 Census	Urban	Rural	Total Urban/Rural	Total Sheltered	Total Unsheltered	Percent Unsheltered
San Marcos	20	50	600	650	0	650	100%
San Diego Region	8,762	9,120	7,190	16,310	3,961	12,349	76%

Includes Homeless Farmworkers and Day Laborers
Based upon the number of shelter beds available each night

Source: 1990 Census and Regional Task Force on the Homeless Estimates, 1998

There are two homeless service providers located in San Marcos as shown in Table 14. The MAAC project is a case management agency serving the North County Inland area. Their services include prepared meals and case management for the general population. North County Health Services also provides case management, along with primary health care.

Table 14
HOMELESS SERVICES
San Marcos, 1999

Agency	Program Name	Target Population	Special Needs	Total Beds	Location
MAAC Project	North County Centro	General Population	General Homeless	0	San Marcos
North County Health Services	San Marcos Clinic	General Population	General Homeless	0	San Marcos

Source: Regional Task Force on the Homeless, Homeless Services Profile, January 1999

The City of San Marcos also has five churches that assist in providing services to the area's homeless families and individuals through the North County Interfaith Council. These congregations work through the interfaith shelter network and provide volunteers and food for the homeless:

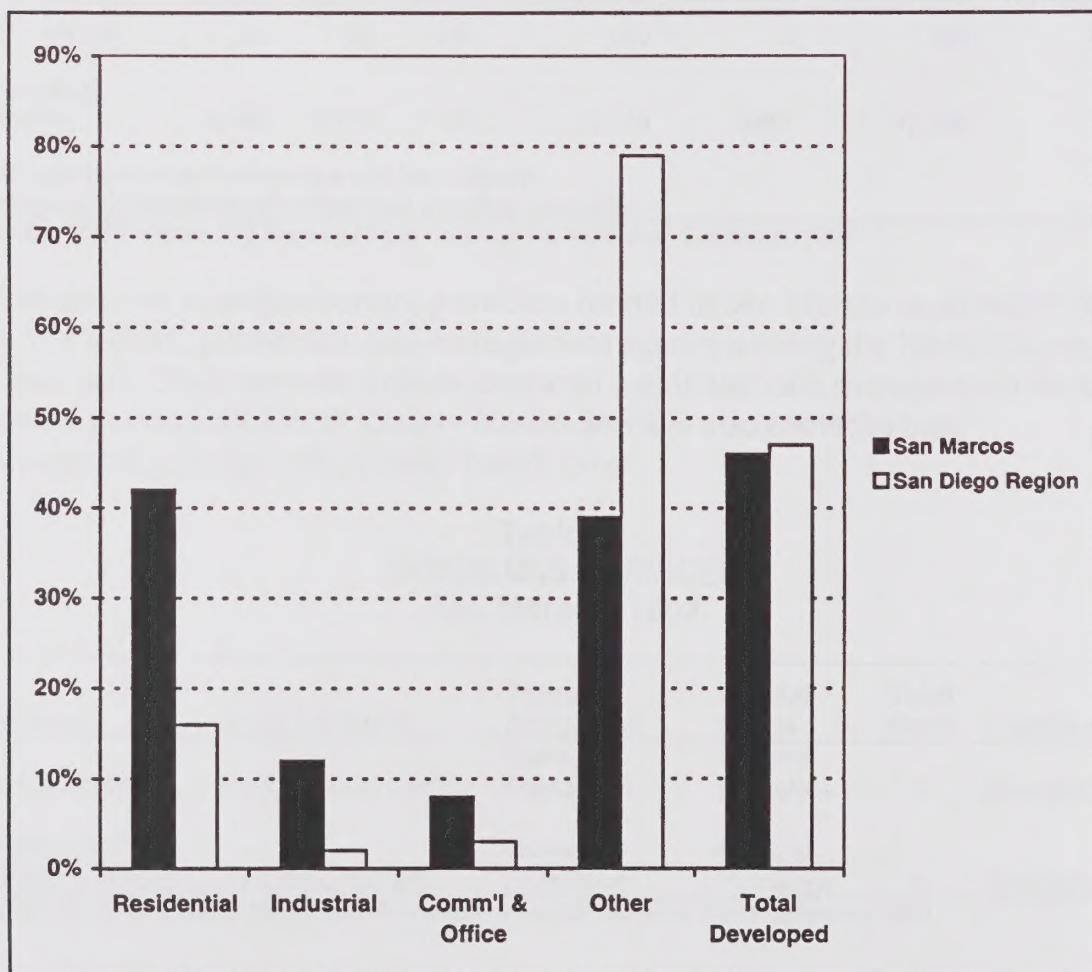
- Grace Episcopal of the Valley
- Community Christian Church
- First Church of the Brethren
- Seventh Day Adventist, San Marcos
- San Marcos Lutheran Church
- St. Marks Catholic Church

The interfaith network uses the North County Interfaith Council as the case management and screening agency for the homeless served in the North County Inland area.

Land Use Characteristics

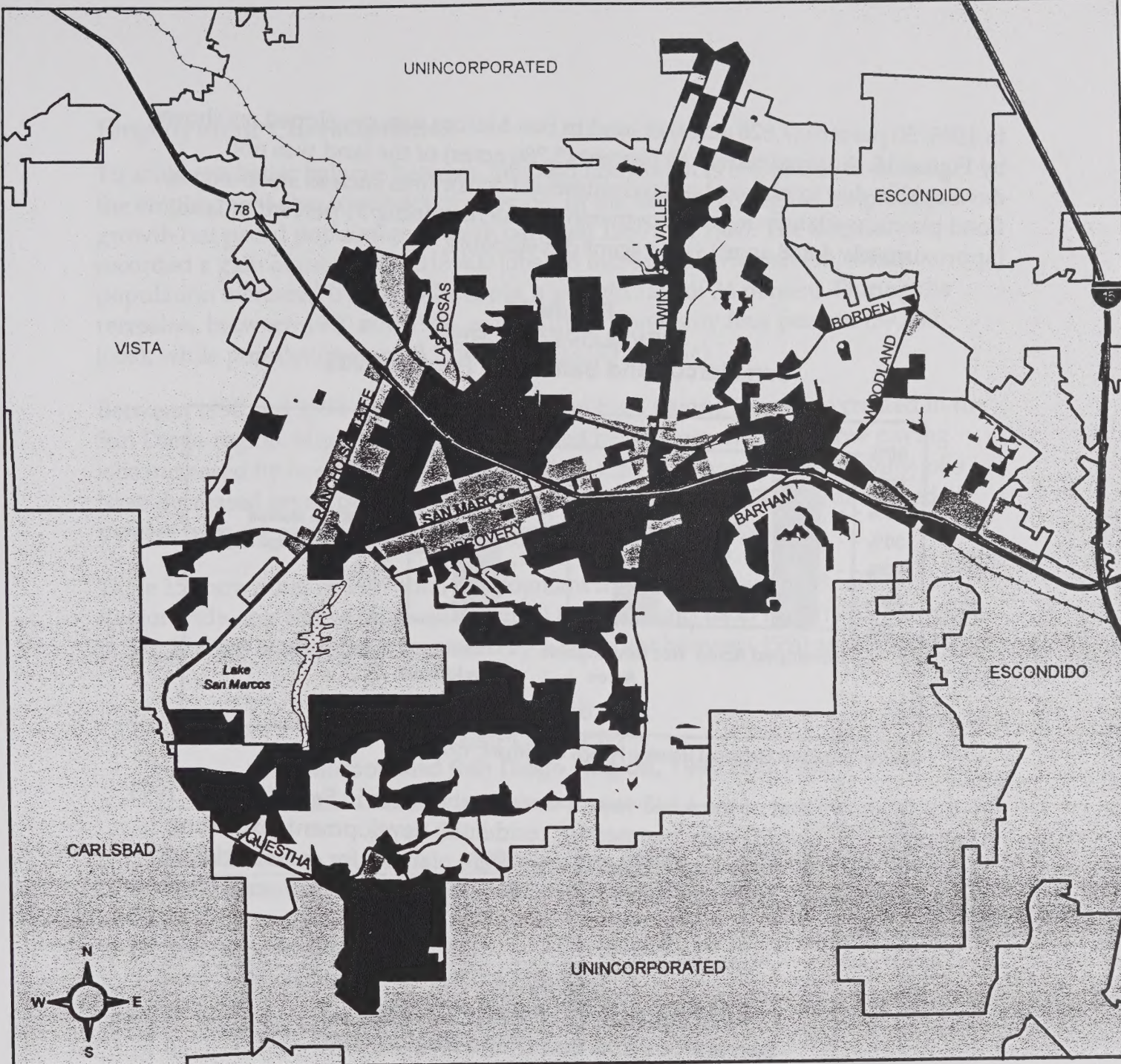
Land use characteristics greatly influence a jurisdiction's capacity for housing and provide important information for housing element. Figure 14 compares land uses in San Marcos to those in the San Diego region. As shown, San Marcos had significantly higher percentage of residential development than the region as a whole. In 1995, 42 percent of the developed land in San Marcos was used for residential purposes, compared to 16 percent in the San Diego region. San Marcos also had higher percentages of land developed with industrial, commercial and office uses.

Figure 14
GENERAL LAND USES
San Marcos and San Diego Region, 1995



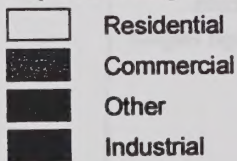
Source: SANDAG Regional Housing Needs Statement, 1999

Map 6 is a map of existing land use in San Marcos as of 1995.



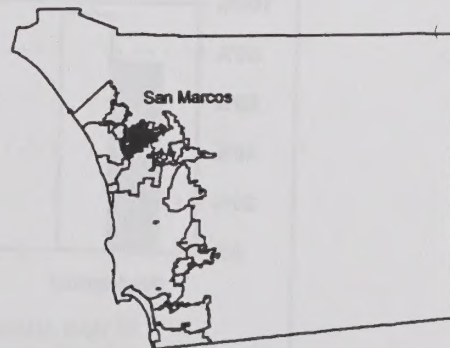
City of San Marcos

Map 6. Existing Generalized Land Use



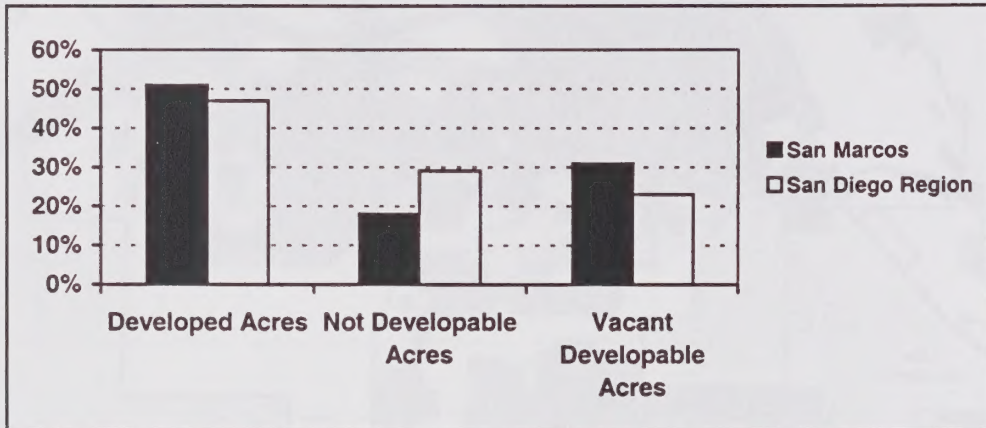
1 0 1 Miles

Source: 1995 Color Infrared satellite imagery, 1994/1995 black and white digital orthophoto quads, SanGIS landbase (registration) and miscellaneous sources.
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 Map Date: March, 2000



In 1995, 50 percent (7,826 acres) of land in San Marcos was developed, as shown by Figure 15. Approximately 18 percent (2,786 acres) of the land was not developable due to physical or environmental constraints such as steep slopes, flood plains, wetlands or public ownership. The remaining 31 percent of land (approximately 4,848 acres) was vacant developable.

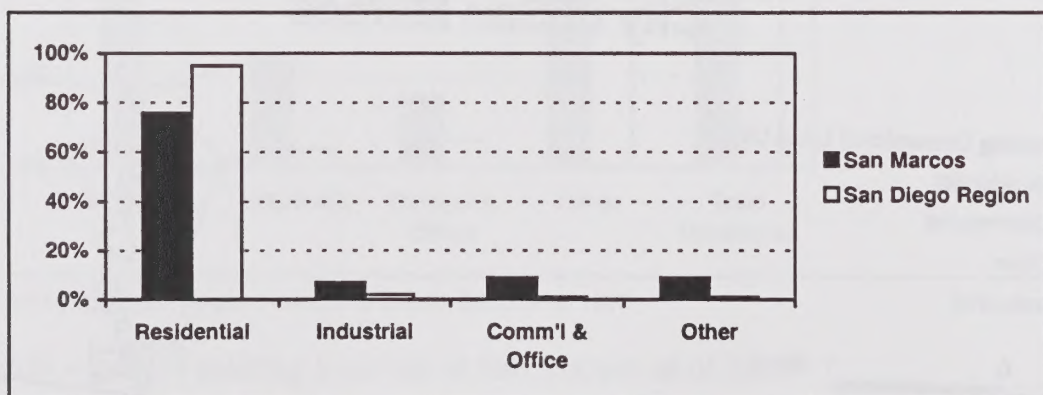
Figure 15
DEVELOPED ACRES
San Marcos and San Diego Region, 1995



Source: SANDAG Regional Housing Needs Statement, 1999

Figure 16 shows that of the 4,848 vacant developable acres in San Marcos in 1995, 3,668 acres (76 percent) were planned for residential development (excluding agricultural acres). Approximately 450 acres were planned for commercial and office development, 313 acres for industrial development, and 416 acres for other development.

Figure 16
VACANT DEVELOPABLE ACRES
San Marcos and San Diego Region, 1995



Source: SANDAG Regional Housing Needs Statement, 1999

Employment Characteristics

To achieve a better balance between jobs and housing, it is important to consider the employment characteristics of a region. In the San Diego region, employment growth out paced population growth between 1980 and 1990. The decade recorded a gain of more than 313,400 jobs, an increase of 47.4 percent, while population increased by 629,772 people, a growth rate of 34 percent. During the recession, between 1990 and 1996, employment grew only four percent (39,800 jobs), while population grew 8.1 percent (202,021 people).⁷

Between 1990 and 1994 more low paying than high paying jobs were created in the San Diego region. High paying jobs increased by 31.4 percent while low paying jobs increased by over 43 percent. In addition, the real wages of high paying jobs have decreased seven percent, while wages in low paying jobs have decreased 15 percent over the same time period (wages adjusted for inflation).⁸

Table 15 shows that in 1995 total employment in the region was 1.18 million. Regionwide, this figure represents a small (-0.8 percent) drop from 1990. However, in San Marcos employment increased by 1.4 percent between 1990 and 1995.

Table 15
EMPLOYMENT
San Marcos and San Diego Region, 1990 and 1995

Jurisdiction	1990	1995	1990-1995 Percent Change
San Marcos	23,847	24,192	1.4%
San Diego Region	1,195,811	1,186,837	-0.8%

Source: SANDAG Employment Inventories, 1990 and 1995

⁷ Source: SANDAG Evaluating Economic Prosperity in the San Diego Region: 1998 Update, page 56

⁸ Source: SANDAG Evaluating Economic Prosperity in the San Diego Region: 1998 Update, page 6

Table 16 shows that between 1995 and 2020, San Marcos is projected to gain approximately 25,445 new employment opportunities, an increase of 105 percent, much higher than in the region as a whole. Of the North County Inland cities, Poway is projected to have the highest increase at 169 percent.

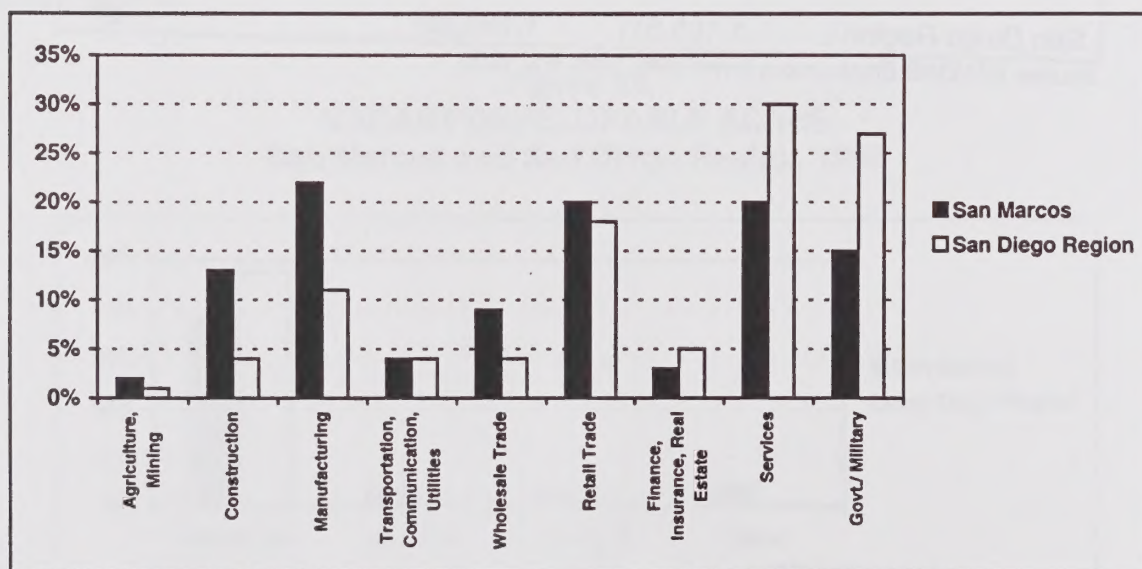
Table 16
PROJECTED CHANGE IN EMPLOYMENT
North County Inland Cities and San Diego Region, 1995-2020

Jurisdiction	Total Employment				# Change 1995-2020	% Change 1995-2020
	1995	2005	2010	2020		
Escondido	45,809	57,207	59,079	63,431	17,622	38%
Poway	14,432	33,113	35,236	38,776	24,344	169%
San Marcos	24,121	40,436	42,837	49,566	25,445	105%
Vista	25,748	50,403	54,068	63,034	37,286	145%
San Diego Region	1,186,837	1,513,234	1,565,824	1,721,651	534,814	45%

Source: SANDAG 2020 Cities/County Forecast, February 1999

Figure 17 shows that the manufacturing sector was the largest employer in San Marcos (22 percent). About 40 percent of the jobs in San Marcos were in either retail trade or services, and 15 percent in the government/military sector.

Figure 17
EMPLOYMENT BY INDUSTRY
San Marcos and San Diego Region, 1995



Source: SANDAG Employment Inventories, 1990 and 1995

Table 17 shows that between 1995 and 2020, the City of San Marcos will gain an additional 25,445 employment opportunities, an increase of 105 percent. The largest numerical increase in employment in San Marcos will be in the service sector, which will employ 9,088 more persons. Other sectors with high levels of growth include the government sector and the "other" sector, which includes employment in the agriculture, mining, and construction industries and self-employed and domestic workers.

Table 17
PROJECTED CHANGE IN EMPLOYMENT BY INDUSTRY
San Marcos, 1995-2020

Industry	1995	2005	2010	2020	1990-2020 Change	
					Number	Percent
Manufacturing	4,388	5,047	4,769	4,539	151	3%
Transp., Comm. & Utilities	742	1,118	1,150	1,286	544	73%
Wholesale Trade	1,867	3,589	3,961	4,688	2,821	151%
Retail Trade	3,978	5,607	5,908	6,918	2,940	74%
Finance, Ins. & Real Estate	643	1,021	1,156	1,531	888	138%
Services	3,904	10,371	11,107	12,992	9,088	233%
Government	3,030	5,417	6,037	7,299	4,269	141%
Other*	5,569	8,266	8,749	10,313	4,744	85%
Total Employment	24,121	40,436	42,837	49,566	25,445	105%

* Employment in agriculture, mining, and construction industries, and self-employed and domestic workers.

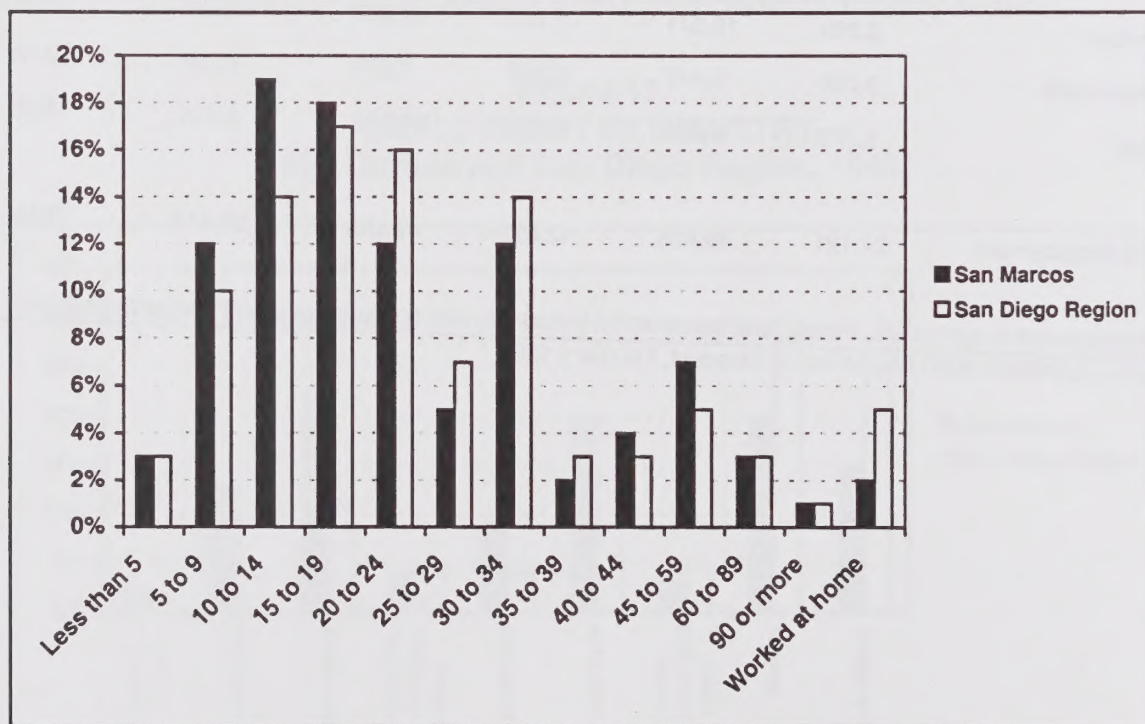
Source: SANDAG 2020 Cities/County Forecast, February 1999

Commuting Patterns

Commuting patterns demonstrate the relation of housing to employment opportunities and are a component in the allocation of growth to localities. As a result of the increase in the economic base, employment levels, and physical separation of housing and employment sites, the number of people commuting to work has increased. In 1990, 5,308 workers age 16 years and over worked within San Marcos. Approximately 12,280 workers residing in San Marcos worked outside the City.

Figure 18 shows the average travel time for workers age 16 and over in San Marcos and the San Diego region in 1990. Average travel times for San Marcos residents did not vary greatly from those in the region as a whole. Approximately 52 percent of San Marcos residents had travel times to work of under 20 minutes. Seventeen percent had commutes between 20 to 30 minutes. Fourteen percent had commutes under 40 minutes, and the remaining 17 percent of the residents had commutes to work of over 40 minutes.

Figure 18
TRAVEL TIME TO WORK (MINUTES)
San Marcos and San Diego Region, 1990



Source: 1990 Census

Table 18 shows that in 1990, 72 percent of San Marcos residents drove alone to work. Approximately 20 percent of residents carpooled, six percent more than the region as a whole. Two percent used a form of public transportation, and another two percent walked to work. The remaining two percent of San Marcos residents worked at home.

Table 18
MEANS OF TRANSPORTATION TO WORK
San Marcos and San Diego Region, 1990

San Marcos			San Diego Region		
Means Of Transportation	Number of Residents	Percent of Total	Means Of Transportation	Number of Residents	Percent of Total
Car, Truck, or Van			Car, Truck, or Van		
Drove Alone	12,617	71.7%	Drove Alone	872,325	70.9%
Carpooled	3,537	20.1%	Carpooled	169,326	13.8%
Public Transportation	381	2.2%	Public Transportation	36,887	3.0%
Motorcycle	65	0.4%	Motorcycle	8,309	0.7%
Bicycle	133	0.8%	Bicycle	10,785	0.9%
Walked	393	2.2%	Walked	55,749	4.5%
Other means	100	0.6%	Other means	15,834	1.3%
Worked at home	362	2.1%	Worked at home	61,285	5.0%
Total	17,588		Total	1,230,500	

Source: 1990 Census

Housing Stock Characteristics

In 1998, the City of San Marcos had a total housing stock of 17,423 units, as shown in Table 19. This accounts for two percent of the region's 1,014,859 total housing units. Compared with the other North County Inland cities, San Marcos has had the highest rate of growth in its housing stock since 1980. Between 1990 and 1998 the number of housing units added decreased greatly in all areas, including San Marcos. This can be partially attributed to both the recession and the increase in the number of construction defect lawsuits, which may have slowed housing development.

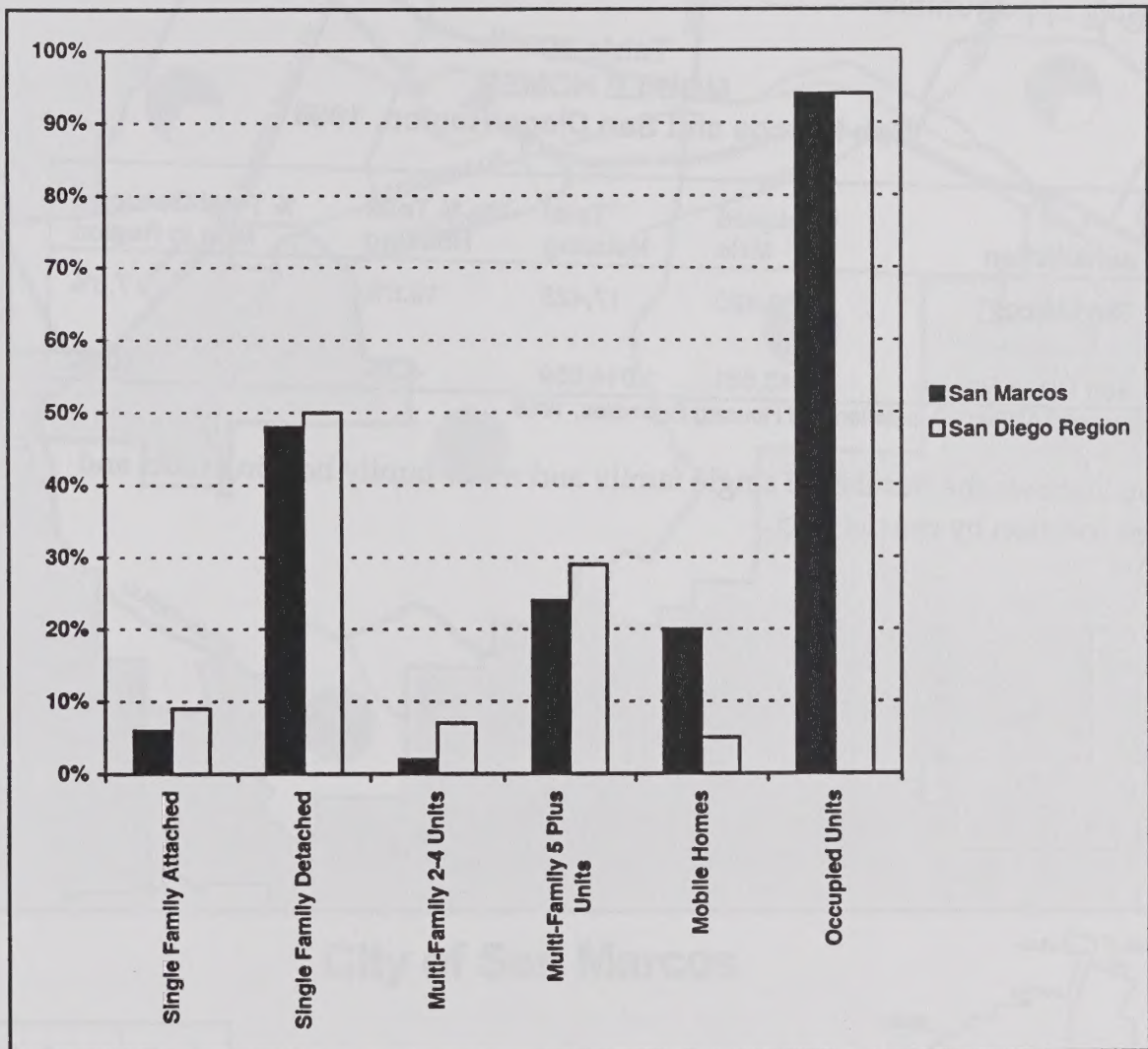
Table 19
TOTAL HOUSING UNITS
San Marcos and San Diego Region, 1990 and 1998

Jurisdiction	1980	1990	1998	Percent Change 1980-1990	Percent Change 1990-1998
Escondido	27,153	42,040	44,577	54.8%	6.0%
Poway	10,430	14,386	15,387	37.9%	7.0%
San Marcos	6,508	14,476	17,423	122.4%	20.4%
Vista	14,962	27,418	29,295	83.3%	6.8%
San Diego Region	720,346	946,240	1,014,859	31.4%	7.3%

Source: SANDAG Population and Housing Estimates, 1998

Figure 19 shows that in 1998, the majority (48 percent) of housing units in San Marcos were single family detached. An additional six percent were single family attached units, two percent were multi-family with two to four units, 24 percent were multi-family with five plus units, and 20 percent were mobile homes.

Figure 19
TYPE OF HOUSING UNITS
San Marcos and San Diego Region, 1998



Source: SANDAG Population and Housing Estimates, 1998

Mobile Homes

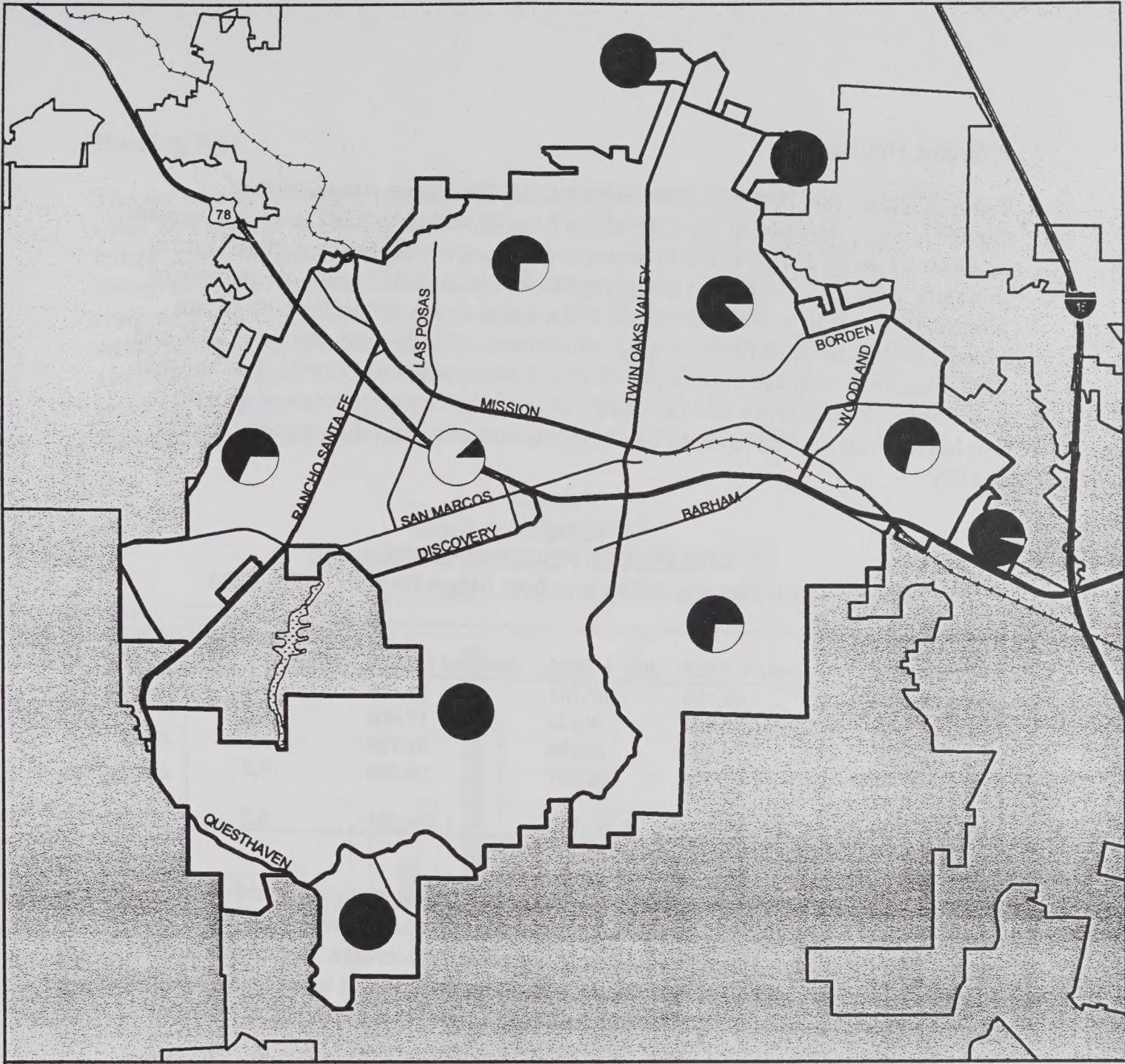
San Marcos has the highest percentage of mobile homes in the region, accounting for 20 percent of all housing units in the City – nearly four times the percentage of mobile homes in the region. Table 20 shows that in 1998, there were 3,420 occupied mobile homes in San Marcos, eight percent of the total mobile homes regionwide. Because of the potential cost advantages of manufactured housing and mobile homes, they are often considered a significant source of affordable housing opportunities.

Table 20
MOBILE HOMES
San Marcos and San Diego Region, 1998

Jurisdiction	Occupied MHs	Total Housing	% Total Housing	% Total Occupied MHs in Region
San Marcos	3,420	17,423	19.6%	7.8%
San Diego Region	43,581	1,014,859	4.3%	100%

Source: SANDAG Population and Housing Estimates, 1998

Map 7 shows the number of single family and multi-family housing units and their location by census tract.

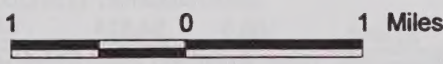


City of San Marcos

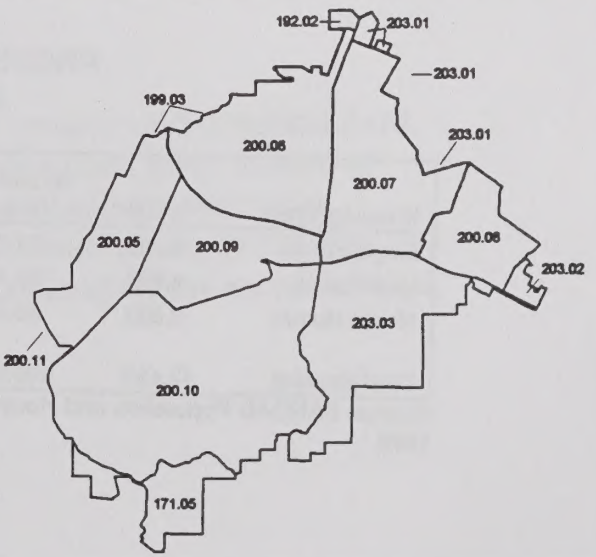
Census Tract	Own	Rent
171.05	15	0
192.02	18	0
199.03	0	0
200.05	1731	821
200.06	1460	516
200.07	1989	287
200.08	1791	735
200.09	292	2057
200.10	1212	6
200.11	0	0
203.01	221	0
203.02	79	4
203.03	481	176

Map 7. Housing Type by Census Tract

- Single-Family Housing Units
- Multi-Family Housing Units



Source: SANDAG, 1990 Census
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Projected Housing

Table 21 shows that between 1999 and 2004, the San Diego Association of Governments projects that the City of San Marcos will gain 3,667 units, an increase of about 20 percent. This is the highest percentage increase in the region. During this same time period, the San Diego region will gain 95,479 units, an increase of nine percent, while the housing stock in the areas surrounding the City of San Marcos will increase at rates ranging from four to nine percent. Between 2004 and 2020, the City's increase in housing units will be significantly higher than the that in the surrounding areas and the region as a whole. The higher rate of growth in San Marcos can be attributed to the large amount of vacant developable land in the city.

Table 21
PROJECTED HOUSING UNITS
North County Inland Cities and San Diego Region, 1999-2004

Jurisdiction	July 1, 1999	July 1, 2004	January 1, 2020	% Change 1999-2004	% Change 2004-2020
Escondido	45,138	47,741	51,764	5.8	8.4
Poway	15,527	16,244	17,406	4.6	7.2
San Marcos	18,839	22,506	31,738	19.5	41.0
Vista	29,833	32,577	36,256	9.2	11.3
San Diego Region	1,039,761	1,135,240	1,404,231	9.2	24.6

Source: SANDAG 2020 Cities/County Forecast, February 1999

Table 22 shows that the percentages of single family housing and multi-family housing in the City of San Marcos will gradually increase between 1998 and 2020, while the percentage of mobile homes will gradually decrease. Regionally and statewide the percentage of multi-family housing is expected to increase, while the percentages of single family housing and mobile homes is expected to decrease.

Table 22
PROJECTED HOUSING UNIT TYPE
San Marcos, 1998-2020

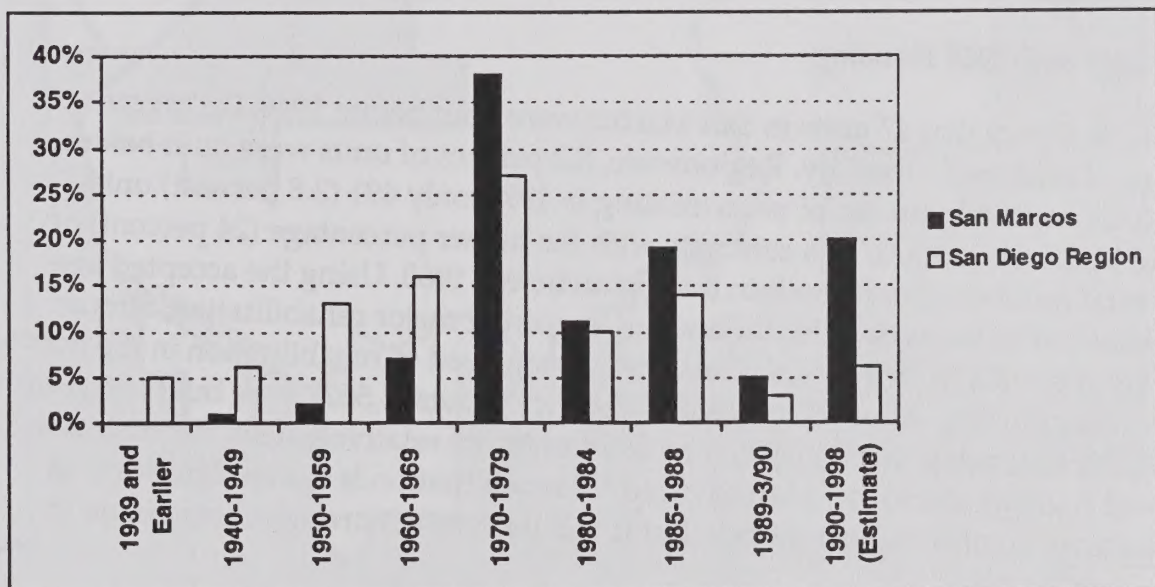
Housing Type	1998	%Total Hsg.	2005	%Total Hsg.	2010	% Total Hsg.	2020	% Total Hsg.
Single Family	9,289	53.3	12,300	56.8	13,991	57.0	17,585	58.3
Multi-Family	4,602	26.4	5,818	26.8	7,080	28.8	9,055	30.0
Mobile Homes	3,532	20.3	3,524	16.3	3,443	14.0	3,491	11.6
Total Housing	17,423	100.0	21,642	100.0	24,514	100.0	30,131	100.0

Source: SANDAG Population and Housing Estimates, 1998; SANDAG 2020 Cities/County Forecast, February 1999

Housing Age

The age of a jurisdiction's housing stock is an important characteristic because it is often an indicator of housing condition and indicative of potential rehabilitation needs. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and/or community development. Figure 20 shows that the housing stock in San Marcos is relatively new. Approximately 97 percent of the City's housing units were built after 1960, 21 percent more than in the region as a whole. San Marcos' population and housing stock did not grow significantly until 1956, the year that Colorado River water arrived, and the City was not incorporated until 1963.

Figure 20
YEAR HOUSING BUILT
San Marcos and San Diego Region, 1998



Source: 1990 Census; SANDAG Population and Housing Estimates, 1998

Housing Condition

Housing condition is often defined based on whether or not a unit is substandard. Substandard housing units include those in need of repair and those in need of replacement. Indicators used to determine the number of substandard units within a jurisdiction are based on Census data such as units lacking plumbing facilities or the percentage of units built before 1960 (although these are not always indicators of substandard conditions).

Plumbing Facilities

Table 23 shows that in 1990 San Marcos had eight units lacking plumbing facilities, 0.1 percent of the total housing units in the City. Regionwide 0.5 percent of housing units lacked plumbing facilities.

Table 23
HOUSING UNITS BY AVAILABILITY OF PLUMBING
San Marcos and San Diego Region, 1990

	Total Housing Units			Occupied Units			Vacant Units		
	With Plumbing	No Plumbing	% No Plumbing	With Plumbing	No Plumbing	% No Plumbing	With Plumbing	No Plumbing	% No Plumbing
San Marcos	14,468	8	0.1%	13,609	8	0.1%	505	0	0.0%
San Diego Region	941,356	4,884	0.5%	883,181	4,222	0.5%	58,175	662	1.1%

Source: 1990 Census

Pre-1940 and 1960 Housing

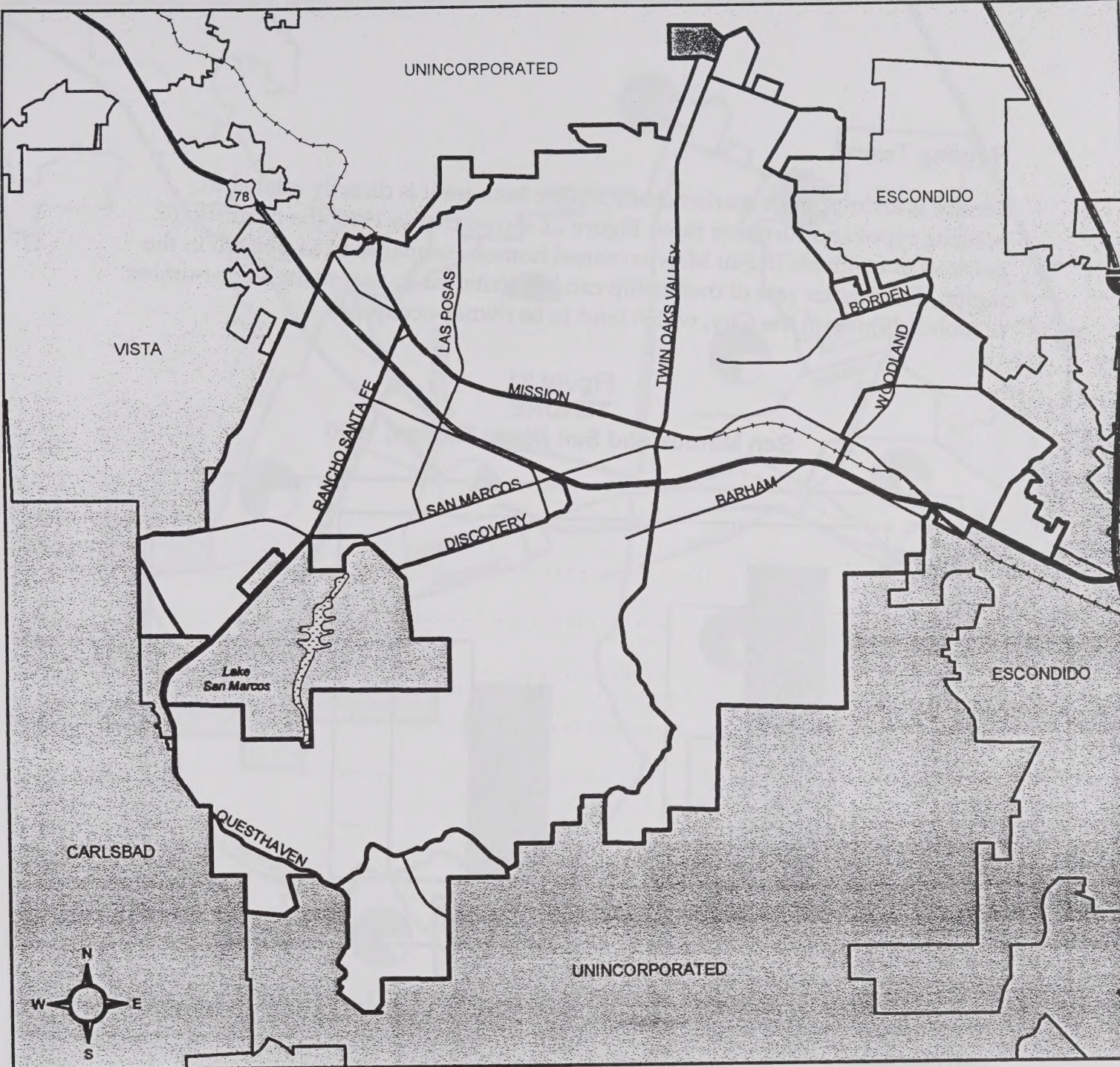
Table 24 shows that 47 units in San Marcos were built before 1940, 0.3 percent of the total housing in the City. Regionwide, 5.2 percent of units were built before 1940. Of the total number of units existing in 1998, only 491 (2.8 percent) units were built before 1960. This contrasts with the higher percentage (24 percent) of the total number of units built in the region before 1960. Using the accepted age standard of 30 years or older for housing requiring major rehabilitation, almost half of the units (8,285) in San Marcos may be in need of rehabilitation in the not too distant future. About 38 percent of the City's units (6,562) were built between 1970-79, indicating that a majority of those units are relatively new. Because of its newer housing stock, San Marcos' need for rehabilitation is not as significant as cities with an older housing stock, but it will become a more significant issue in the near future.

Table 24
HOUSING BUILT BEFORE 1940 and 1960
San Marcos and San Diego Region, 1998

Jurisdiction	Total Units	Units Built Before 1940	Percent of Total Units	Units Built Before 1960	Percent of Total Units
San Marcos	17,423	47	0.3%	491	2.8%
San Diego Region	1,014,859	52,271	5.2%	243,722	24.0%

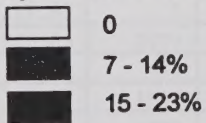
Source: 1990 Census; SANDAG Population and Housing Estimates, 1998

Map 8 shows the percent of pre-1960 housing by census tract.

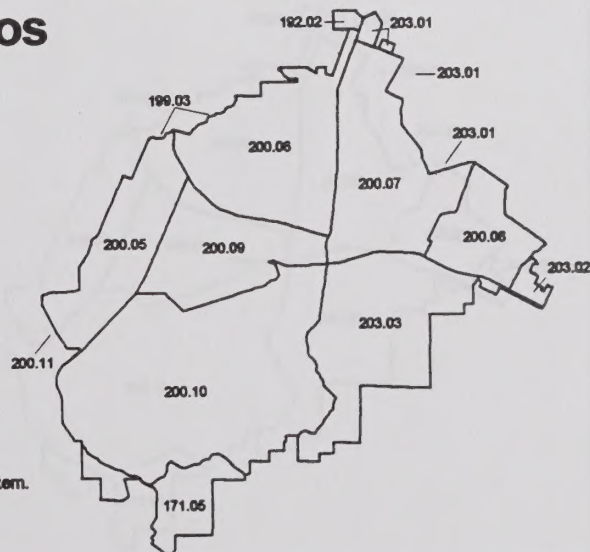


City of San Marcos

Map 8. Percent Pre-1960 Housing by Census Tract



1 0 1 Miles

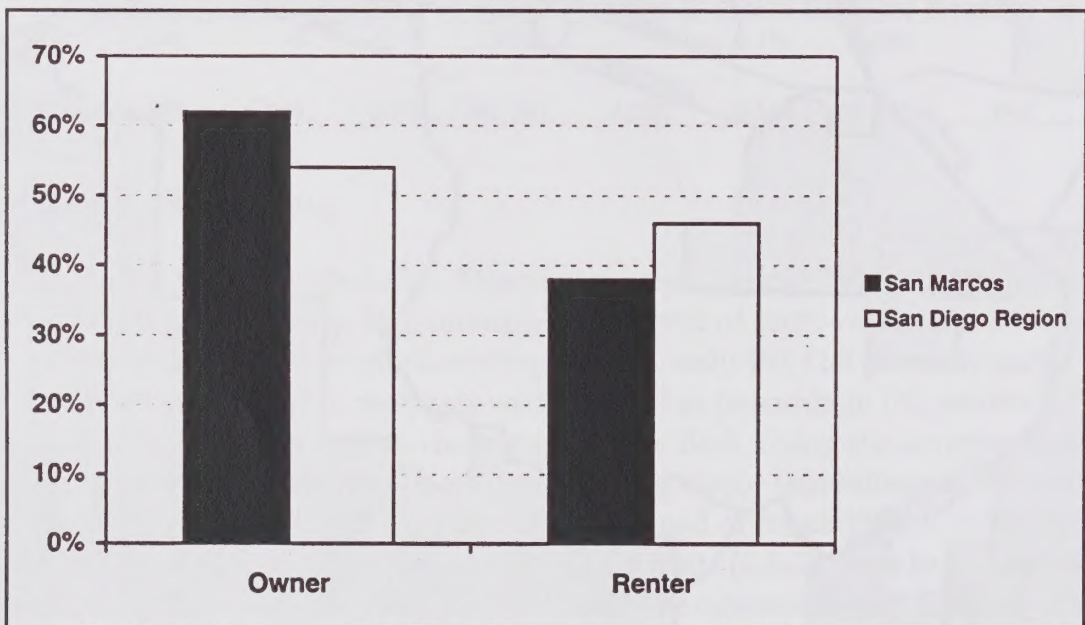


Source: SANDAG, 1990 Census
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Housing Tenure

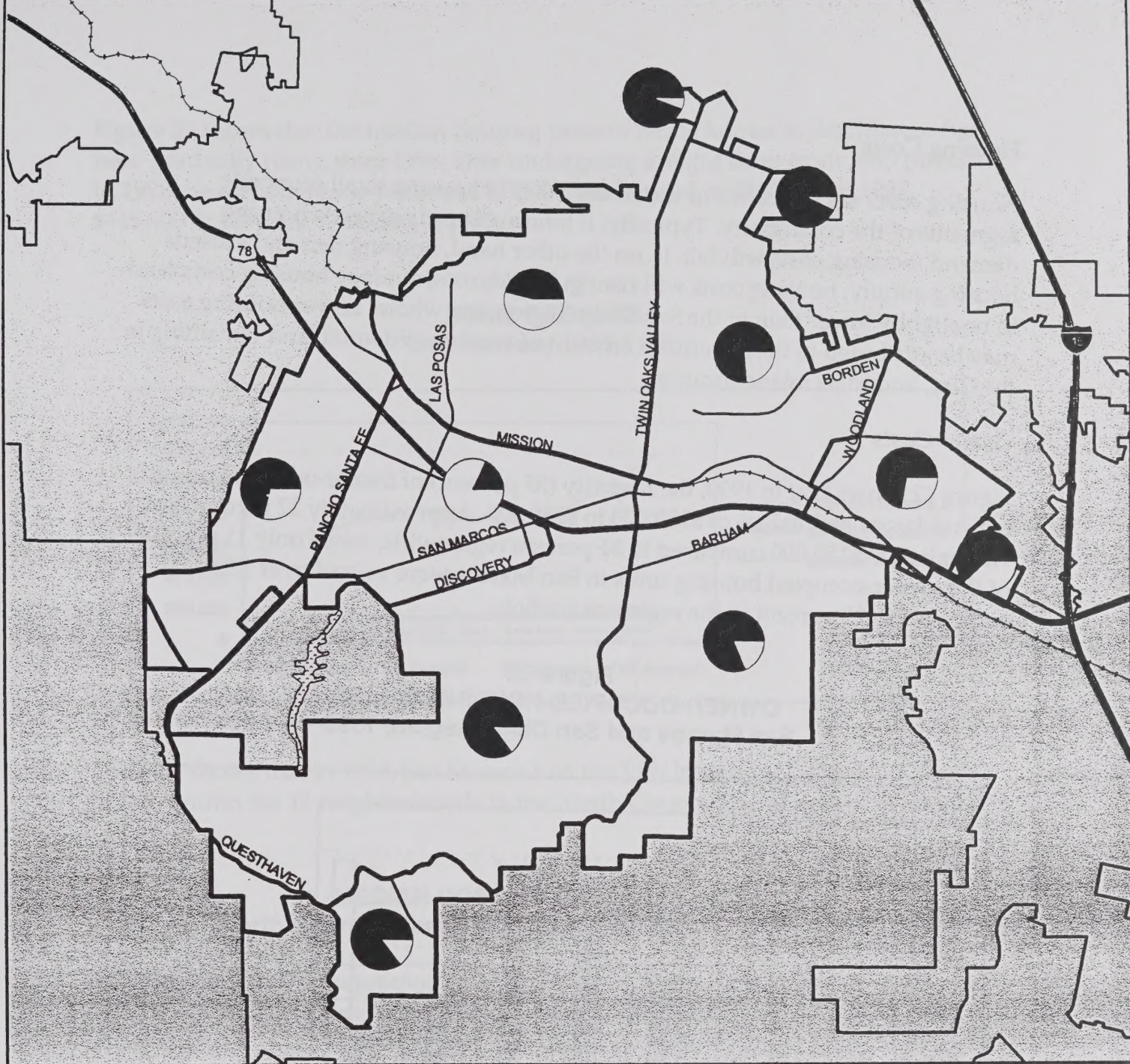
Tenure is an important market characteristic because it is directly related to housing types and turnover rates. Figure 21 shows that in 1990, the majority (62 percent) of residents in San Marcos owned homes, compared to 54 percent in the region. This higher rate of ownership can be attributed in part to the large number of mobile homes in the City, which tend to be owner-occupied.

Figure 21
TENURE
San Marcos and San Diego Region, 1990



Source: 1990 Census

Map 9 compares the number of owner and renter households by census tract in San Marcos in 1990.



City of San Marcos

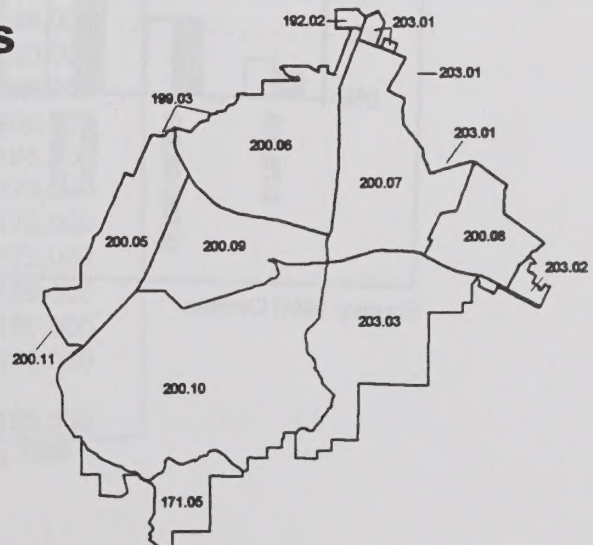
Census Tract	Own	Rent
171.05	11	2
192.02	17	1
199.03	0	0
200.05	2670	1093
200.06	476	569
200.07	1583	513
200.08	1827	721
200.09	420	1888
200.10	443	81
200.11	0	0
203.01	243	18
203.02	47	29
203.03	911	220

Map 9. Tenure by Census Tract

 Owner Occupied
 Renter Occupied

1 0 1 Miles

Source: SANDAG, 1990 Census
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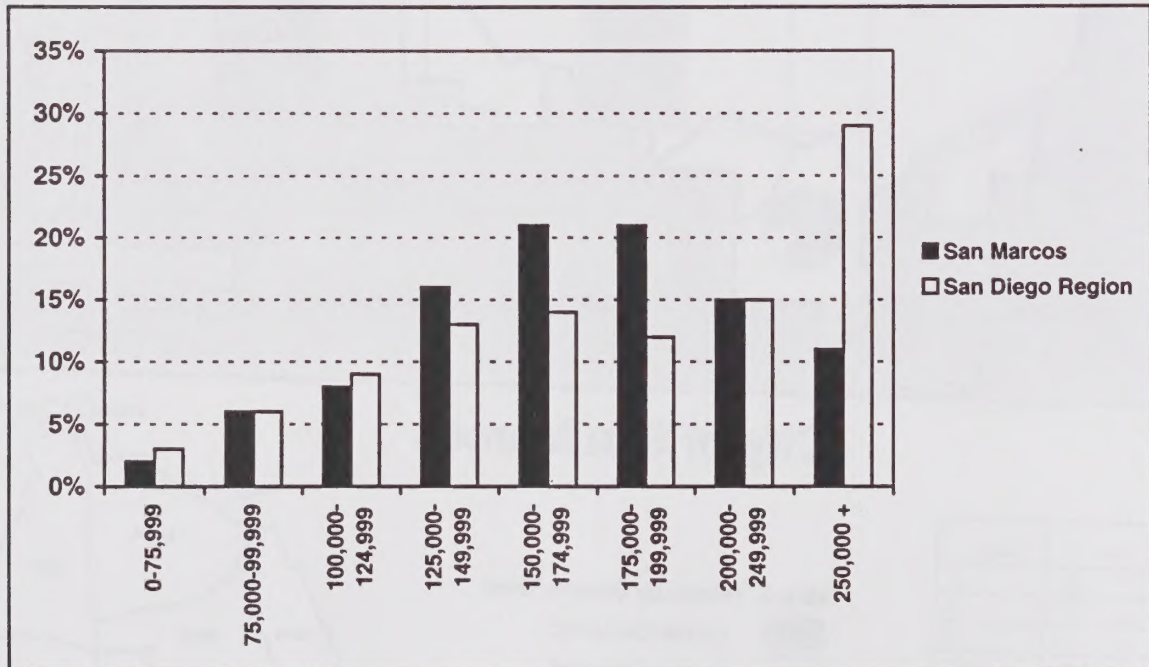
Housing Costs

Housing costs are indicative of the accessibility of housing to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If, on the other hand, housing demand exceeds housing supply, housing costs will rise. In San Marcos, average housing costs tend to be slightly lower than in the San Diego region as a whole. Lower housing costs may be attributed to the significant amount of vacant residential land remaining in the City, and to its inland location.

Owner Costs

Figure 22 shows that in 1990, the majority (57 percent) of owner-occupied housing in San Marcos had values of \$150,000 to \$250,000. Approximately 32 percent had values below \$150,000 compared to 31 percent regionwide, while only 11 percent of the owner-occupied housing units in San Marcos were valued over \$250,000, compared to 28 percent in the region as a whole.

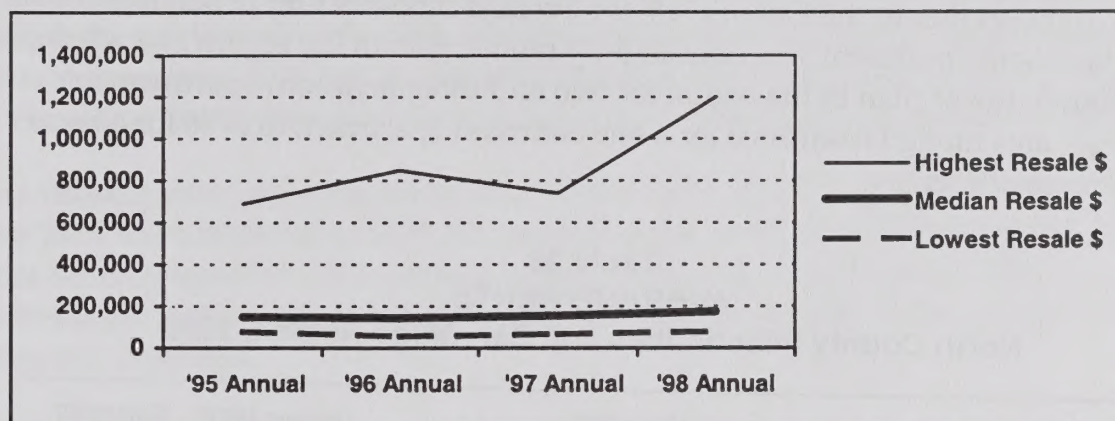
Figure 22
OWNER-OCCUPIED HOUSING VALUE
San Marcos and San Diego Region, 1990



Source: 1990 Census

Figure 23 shows that the median housing price of resale homes in San Marcos has been gradually rising since 1996, after undergoing a slight drop from 1995 prices. In 1998 the median resale price was \$175,000, compared to \$156,000 in 1997, \$145,000 in 1996 and \$148,500 in 1995.

Figure 23
HOME RESALES
San Marcos, 1995-1998



Source: San Diego Union Tribune

Table 25 shows that in 1998, San Marcos had the fifth lowest median cost of resale homes within the 14 neighborhoods in the North County Inland area of the region.

Table 25
MEDIAN COST OF RESALE HOMES
North County Inland Cities and San Diego Region, 1998

Jurisdiction	Median Cost
Rancho Santa Fe	\$1,250,000
Rancho Bernardo	\$260,000
Poway	\$255,000
Penasquitos	\$249,000
Bonsall	\$240,000
Valley Center	\$225,000
Fallbrook	\$206,000
Ramona	\$193,500
Vista	\$179,000
San Marcos	\$175,000
Escondido	\$175,000
Rural Areas	\$165,000
Julian	\$160,000
Borrego Springs	\$150,000
San Diego Region	\$195,500

Source: San Diego Union Tribune, February 1999

Renter Costs

The primary source for renter costs in the San Diego region is the San Diego County Apartment Association. The Apartment Association conducts two surveys of rental properties per year. For the 1998 survey, 9,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from owners or managers of over 45,000 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Table 26 shows that in the Fall of 1998, the average monthly rent in San Marcos for a one bedroom apartment was only slightly higher than in the region as a whole, and slightly lower than in the region for two and three bedroom apartments. Average rents ranged from \$608 for a one bedroom apartment to \$788 for a three bedroom apartment.

Table 26
AVERAGE RENTS
North County Inland Cities and San Diego Region, 1998

Community	Bedrooms	Fall 1998 Average Mon. Rent	Average Rent/Sq.Ft.	Spring 1998 Average Mon. Rent	Fall 1997 Average Mon. Rent
Escondido	Studio	\$449	\$0.87	\$444	\$428
	1	\$552	\$0.82	\$517	\$501
	2	\$662	\$0.70	\$610	\$625
	3	\$758	\$0.69	\$796	\$778
Poway	1	\$615	\$0.89	\$601	\$487
	2	\$712	\$0.81	\$712	\$675
	3	\$1,188	\$1.25	\$1,015	\$929
San Marcos	1	\$608	\$0.93	\$626	\$551
	2	\$722	\$0.78	\$706	\$659
	3	\$788	\$0.67	\$778	\$694
Vista	Studio	\$463	\$1.01	\$420	\$473
	1	\$592	\$0.82	\$531	\$582
	2	\$685	\$0.74	\$661	\$713
	3	\$851	\$0.68	\$835	\$882
San Diego Region	Studio	\$482	\$1.05	\$448	\$465
	1	\$569	\$0.92	\$543	\$534
	2	\$726	\$0.85	\$685	\$676
	3	\$972	\$0.75	\$916	\$878

Source: San Diego County Apartment Association Average Rental Rates by City/Area of San Diego, 1998

Vacancy Rates

Vacancy rates are an important housing indicator because they show the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing. Vacancies between two to three percent are usually considered healthy for single family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

Low vacancy rates were the norm from 1974 to 1984. The increase in vacancy rates after 1984 was attributed to 1981 tax incentives that resulted in the construction of more rental properties. This increase in new units caused the vacancy rate for multi-family units to rise to a high 8.9 percent in 1987. By 1990 vacancy rates had fallen to 6.2 percent.

The San Diego County Apartment Association is the primary source of vacancy rate information in the San Diego region. The Apartment Association sends out surveys to rental property owners and managers throughout San Diego County twice a year. As this represents only a sampling of rental properties, the numbers do not represent the entire housing stock, but they assist in analyzing vacancy trends throughout the region.

Table 27 shows that of the 1,018 units surveyed in San Marcos in the fall of 1998, only 7 were vacant, a very low vacancy rate of 0.7 percent. Regionwide there was a low vacancy rate of 1.73 percent at the same time. These low vacancy rates are indicative of both the high demand and low supply conditions for rental housing in the region. These conditions cause increased rates of overpayment and overcrowding as there are diminished rental options within the community, and point to the need to provide more multi-family housing.

Table 27
VACANCY RATES
San Marcos, 1996-1998

	All Units			Units Over 25 Years Old			Units 6 to 25 Years Old			Units Less Than 6 Years Old		
	Units Surveyed	Number Vacant	% Vacant	Units Surveyed	Number Vacant	% Vacant	Units Surveyed	Number Vacant	% Vacant	Units Surveyed	Number Vacant	% Vacant
Fall '98	1,018	7	0.7	4	0	0	1,014	7	0.7	0	0	0
Spring '98	835	13	1.6	3	0	0	832	13	1.6	0	0	0
Fall '97	878	14	1.6	3	0	0	875	14	1.6	0	0	0
Spring '96	1211	69	5.7	81	11	13.5	1128	58	5.1	2	0	0

Source: San Diego County Apartment Association, Vacancy Surveys, Fall 1998, Spring 1998, Fall 1997, Spring 1996, Fall 1996

Assisted Housing Units at Risk of Converting to Market Rate Rents

Housing element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments. San Marcos does not have any assisted housing subject to losing its affordability during the next ten years, including the 1999 –2004 housing element cycle.

Constraints to Housing Provision

A series of structural problems in the provision of housing affects the development of new housing and the tenability of existing stock in all regions. While Government and non-governmental constraints in San Marino are similar to those in other parts of the UK, the constraints are described below. One of the most obvious features of the current and official constraints to housing in San Marino and elsewhere in the San Diego region is the high cost of land.

Key Findings:

Governmental Constraints

- The City of San Marino has a range of residential zones from one dwelling unit/acre to 20 dwelling units/acre.
- Family housing lots in San Marino are aged 20-40, and are similar in size to green fields in North County and the region.
- On average, "Case Studies" of an individual lot are about 6 to 8 months. This period covers application of law and the submission of impact reports (all necessary or negative decisions).
- The City of San Marino Public Facilities Planning Plan provides for the financing of public facilities. The Plan is focused for development within the City, and is necessary to provide needed services for new development.

Non-Governmental Constraints

- In 1985 land and site improvement costs in the San Diego region averaged 10% of total cost and site improvement cost 10% of total cost. This is a significant increase in the cost of land and site improvement. The average cost of land and site improvement in San Diego is \$100,000 to \$150,000 per acre, or \$1,000 to \$1,500 per square foot.
- Construction costs are high, and the cost of construction is a significant factor in the cost of housing. The cost of construction is a significant factor in the cost of housing.
- An analysis of mortgage lending patterns in San Marino shows that out of 2,200 mortgage applications in 1985, approximately 12 percent were approved and 10 percent were pending. A higher percentage of applications were approved and 10 percent were pending.

CHAPTER 3

CONSTRAINTS TO THE PROVISION OF HOUSING

Constraints to Housing Provision

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in San Marcos are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in San Marcos and elsewhere in the San Diego region is the high cost of land.

Key Findings

Governmental Constraints

- The City of San Marcos has a range of residential densities from one dwelling unit/acre to 30 dwelling units/acre.
- Permit issuance fees in San Marcos averaged \$22,999, and are similar to other jurisdictions in North County and the region.
- On average, "Case Review" of an application takes about 6 to 8 weeks. This period covers application review and the environmental impact report (EIR) if necessary, or negative declaration.
- The City of San Marcos' Public Facilities Financing Plan provides for the financing of public facilities. The Plan is financed by development within the City, and is necessary to provide needed services for new development.

Non-Governmental Constraints

- In 1998, land and site improvement costs in the San Diego region accounted for approximately 37 percent of the total construction cost for a single family house. Lot prices in San Marcos ranged from \$100,000 to \$180,000 for 5,000 to 8,000 square feet.
- Construction materials and labor, the most direct costs of residential construction, accounted for about 33 percent of total single family housing project costs.
- An analysis of mortgage lending patterns in San Marcos, shows that out of 2,269 mortgage loan applications in 1997, approximately 12 percent were approved and five percent were purchased. A higher percentage of applications from lower income groups were denied than from higher income groups.

Governmental Constraints

Governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. Governmental constraints include growth management measures, inclusionary zoning, land use controls, building codes, processing fees, and site improvement costs. In San Marcos, these constraints are not significant, and have not resulted in a significant barrier to the construction of housing. The City does and will continue, however, to grant reductions in development regulations and assist in funding infrastructure improvements for affordable housing projects to make them more financially feasible.

Land Use Controls

Land use controls take a number of forms that affect the development of residential units. The General Plan, a comprehensive, long-range and general policy statement, establishes the overall character and development of the community. The City's General Plan identifies a broad range of residential land use categories. The plan provisions do not constrain the opportunity for a broad range of housing types and densities.

Zoning ordinances directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, and open space on a site. Residential zoning categories in San Marcos cover a wide spectrum, as shown in Table 28. Table 29 describes the requirements of the City's zoning categories.

Table 28
RESIDENTIAL ZONING CATEGORIES
San Marcos, 1999

Zone	Code	Density Permitted
Estate	E-1-20	1–2 dwelling units per acre.
Residential	R-1	2-4 dwelling units per acre.
Residential	R-1-6	4-8 dwelling units per acre.
Residential	R-1-7.5	4-6 dwelling units per acre.
Multi-Family Residential	R-2	8-12 dwelling units per acre.
Multi-Family Residential	R-3-(6)	15-20 dwelling units per acre.
Multi-Family Residential	R-3-(10)	20-30 dwelling units per acre.
Mobile Home Park Zone	R-MHP	6 dwelling units per acre in R-1, and underlying density in other zones.

Source: City of San Marcos Zoning Ordinance

Table 29
SUMMARY OF LAND USE CONTROLS
San Marcos, 1996

Residential Zone	Minimum Lot Dimensions				Setbacks			
	DUs/acre*	Minimum Area (sq. ft.)	Ht. Limits	Distance between DUs	Front Setback	Side Setback	Rear Setback	Parking Requirements
E-1-20	1-2	0-15% slope -20,000 15-25% slope -3/4 acres 25% or greater-1 acre	Two stories or 35' whichever is less		50' from center line of street	10'	40'	2 covered spaces min 400 sq. ft.
R-1	2-4	0-10% slope -10,000 10-15% slope -15,000 15-25% slope -20,000 25% or greater-1 acre	Two stories or 35' whichever is less		50' from center line of street	10'	25'	2 covered spaces min 400 sq. ft.
R-1 (7.5)	4-6	0-10% slope -7,500 10-15% slope -15,000 15-25% slope -20,000 25% or greater-1 acre	Two stories or 35' whichever is less		50' from center line of street	7.5'	25'	2 covered spaces min 400 sq. ft.
R-1 (15)	2-4	15,000	Two stories or 35' whichever is less		50' from center line of street	10'	25'	2 covered spaces min 400 sq. ft.
R-2	8-12	0-10% slope -6,000 10-15% slope -10,000 15-25% slope -20,000 25% or greater-1 acre	Two stories or 35' whichever is less		50' from center line of street	5'	25'	2 spaces/DU 1 covered 1 open; guest- 1 space/3DU
R-3 (6)	15-20	6,000/bldg site 1,000/DU	Two stories or 35' whichever is less	10' for DU 1 story ht, 15' for DU 2 stories ht	50' from center line of street	5' additional 2 1/2' for each DU in excess of two Max 10'	25'	2 spaces/DU 1 covered 1 open; guest- 1 space/3DU
R-3-(10)	20-30	10,000/bldg site 1,000/DU	Three stories or 45' whichever is less	20'	50' from center line of street	10'	25'	2 spaces/DU 1 covered 1 open; guest- 1 space/3DU
R-1-6	4-8	0-10% slope -6,000 10-15% slope -10,000 15-25% slope -20,000 25% or greater-1 acre	Two stories or 35' whichever is less		50' from center line of street		20'	2 covered spaces min 400 sq. ft.
R-MHP	Typically 4-6	10 Acres/MHP; 6DU/acre in R-1, same as residential dev I R-2, R-3, or R-P			50' from CL of any street along exterior boundary, 20' if street greater than 66' wide	15' from exterior boundary of park	15' from exterior boundary of park	2 spaces/DU guest - 1 space/4MH
MH on lots	Typically 4-6	MH 14' wide-1,850; MH > 14' wide -3,000 MH > 1DU -1,500/DU				15' from exterior boundary of park	15' from exterior boundary of park	2 spaces/DU guest - 1 space/4MH

Source: City of San Marcos, Official Zoning Ordinance, 1988

* Some areas of the City are subject to a 85% density cap per the General Plan.

Mobile homes are also allowed in Miniparks and Recreational Vehicle Parks. A minipark is a mobile home park consisting of a minimum of 10, but not more than 49 mobile homes. A mobile home minipark requires a specific plan zone reclassification in any residential zone. A recreational vehicle park is an area or tract of land within suitably zoned areas for use by recreational vehicle users for temporary purposes.

Design Manual Criteria

To streamline the multi-family residential development process, the City of San Marcos Zoning Ordinance Design Manual specifies criteria for these developments. The purpose of this Design Manual is to provide specific direction to the development community on the design guidelines and criteria for multi-family residential housing units proposed within the City. A developer has the option to meet with the City staff prior to commencement of design to discuss these guidelines and criteria as well as their application to a specific location and project in an attempt to identify and resolve development issues. San Marcos also has provisions to superimpose a Design Zone in certain areas of the city to promote harmonious development of the area.

Residential Project Review

Residential projects are reviewed for compliance with all of the City's General Plan Elements and zoning ordinance, which is a standard process required under state law. The review process ensures that the goals, policies, and purposes of the General Plan elements and zoning ordinance are carried out in the physical plan of a residential development. This review includes density, height, setbacks, open space, infrastructure, and other improvements to promote harmonious and workable relationships among land uses in accordance with planned long-term build-out of community areas. San Marcos requires every application for the development of property in the R-2, and R-3 zones to be reviewed through the site plan process, an administrative process to expedite review and processing of multi-family/attached projects. A multi-family project consisting of ten or more units must be scheduled for public hearing before both the Planning Commission and City Council. The City's project review process, which uses the state mandated land use tools of General Plan Elements and zoning ordinance, does not create impediments or onerous governmental constraints upon residential development.

Building Codes and Enforcement

The City of San Marcos adopted and enforces the Uniform Building Code, which ensures that all housing units are built to specified standards. The code is determined by the International Conference of Building Officials and the state. No local amendment to the code has either been initiated or approved that directly impacts housing standards or processes.

Code enforcement is conducted by the City and is based upon systematic enforcement in areas of concern (e.g. Community Development Block Grant, and redevelopment areas) and on a complaint basis throughout the City. The Code Enforcement Division works with property owners and renters to assist in meeting state health and safety codes.

On and Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). These improvements add to the cost of housing, but are costs associated with the provision of services necessary for the health and safety of the public.

Fees and Exactions

Within the San Diego region, a variety of fees are charged to new developments. These fees include, but are not limited to, development impact fees, permit issuance fees, engineering and public works fees, and subdivision processing fees. Each of these fees is used to pay for the necessary local infrastructure needed to support the development and to cover the cost of processing the permits. These fees have not been found to act as a constraint to the development of housing in San Marcos.

Development Impact and Permit Issuance Fees

Development impact and permit issuance fees are used to support a variety of functions including checking submitted plans, paying local facilities management fees, special road assessments, and public service related fees for other agencies such as school districts, water districts, and utility providers.

Table 30 shows permit issuance fees for prototype homes in San Marcos and the other North County Inland cities from a survey conducted by the Building Industry Association of San Diego County (BIA). Permit fees are based on a three bedroom, two bath single family detached residential dwelling unit with 2,000 square feet of living area, a 400 square foot garage, 240 square foot patio (cover and walls); fireplace; gas and electric hookups; type V, wood frame construction. This survey provides an overview of development related fees charged by land-use agencies in the San Diego region. Although the survey relies on information from local jurisdictions, the BIA cautions against comparing fee levels by jurisdiction, since methodology, approaches, assumptions, and levels of service may have varied widely.

Permit issuance fees in San Marcos averaged \$22,999, about \$3,000 less than in Poway, the North County Inland city with the highest fees, and about \$6,000 higher than in Vista, the North County Inland city with the lowest fees. Higher permit fees in Poway and San Marcos can be partially attributed to the City's inclusionary housing program, which requires either the construction of new residential units or the payment of in-lieu fees.

Table 30
DEVELOPMENT IMPACT AND PERMIT ISSUANCE FEES: PROTOTYPE
HOME
North County Inland Cities, 1999

	Escondido	Poway	San Marcos	Vista
Valuation	\$172,880	\$168,880	\$178,720	\$179,440
Valuation Year	1995-96	1996-97	1998	1998-99
Permit Fees				
Plan Check	\$698	\$797	\$795	\$752
Building Permit	\$1,074	\$1,226	\$1,110	\$1,157 ⁹
MPE Permits	\$358	\$216	\$288	—
Energy	Incl	Incl	Incl ⁸	\$116
Seismic	\$17	\$17	\$17	\$18
Impact/Capacity Fees				
Sewer	\$4,403	\$5,931 ²	\$2,400	\$2,461 ¹⁰
Water	\$4,690	\$6,706 ³	\$3,361	\$2,888 ¹¹
Public Facilities	\$1,582	—	\$3,060	\$1,218
Traffic	\$1,693	\$660 ⁴	—	\$1,797
Parks	\$1,239	\$2,650	\$3,483	\$1,391
Fire	—	\$381 ⁵	\$318	\$379
Drainage/Flood	\$898	\$1,570 ⁶	\$1,800	\$925 ¹²
School	\$3,860	\$3,860	\$3,860	\$3,860
Inclusionary Housing	—	\$2,000 ⁷	\$2,500	—
Other	\$610 ¹	—	—	—
Total	\$21,122	\$26,014	\$22,992	\$16,962
1. \$500 traffic surcharge; \$50 facility reimbursement; \$60 art fee 2. Incl. Min. \$2,000 line fee; N. basin \$3,356 (S. basin \$2,356); \$50 cleanout; \$25 inspection; \$500 North indirect benefit 3. Incl. \$3,710 capacity fee 4. <1/2 ac=\$660; >1/2 ac=\$990 5. Incl. \$300 sprinkler plan check 6. Range; \$0-\$1,570, depends on drainage basin 7. \$1.93/sf in excess of 1,000 ft+\$250-\$4,500 base fee depending on zone 8. 10% energy plan check & field inspection of energy features incl. In bldg. permit 9. Combination permit- electrical, plumbing, mechanical 10. Median: \$1,922-\$3,000; see Vista or Buena Sanitation 11. Vista Irrigation \$2,672+\$215.83; for Buena Sanitation +\$243.83 12. \$2,632/ac				

Source: Building Industry Association, San Diego County Fee Survey, 1998-1999

Engineering and Public Works Fees

Like permit issuance fees, engineering and public works fees are used to support a variety of functions including checking submitted plans, paying local facilities management fees, special road assessments, and public service related fees for other agencies such as school districts, water districts, and utility providers. Table 31 shows Engineering and Public Works fees for project development in the North County Inland cities. On average, fees charged in San Marcos are similar to those charged by the other North County Inland cities.

Table 31
ENGINEERING AND PUBLIC WORKS FEES (PROJECT)
North County Inland Cities, 1998-1999

	Escondido	Poway	San Marcos	Vista
Grading Plan Check	• \$10,516	• \$7,052	• \$2,000	• \$287
Grading Permit	• \$7,170	• \$100	• \$842	• \$1,039
Improvement Plan Check	• \$28,500	❖ \$32,750 max	• \$24,125	• \$52,926
Improvement Inspection	• \$22,500	❖ \$31,750 max	• \$37,500	—
Geotechnical/Soils Review	—	• \$720 Res.; \$1,300 Comm Or T&M	incl	• \$800
Landscaping Plan Check	• \$250	❖ \$6,000	• \$2% cost est.	—
Other	—	—	Landscape Inspection: 2.5% cost est.	—
• Fee ❖ Deposit				

Source: Building Industry Association, San Diego County Fee Survey, 1998-1999

Subdivision Processing Fees

Subdivision processing fees are used to cover the City's administrative costs incurred through the processing of subdivision applications and plans. Table 32 shows subdivision processing fees for minor subdivisions (less than 50 lots on 10 acres) in the North County Inland cities.

Table 33 shows subdivision processing fees for major subdivisions (at least 50 lots on 10 acres). On average, fees charged in San Marcos are similar to those charged by the other North County Inland cities.

Table 32
SUBDIVISION PROCESSING FEES (MINOR SUBDIVISION)
North County Inland Cities, 1998-1999

	Escondido	Poway	San Marcos	Vista
Annex	• \$5,300/lot; impact fee may apply	—	• \$150 max	• \$2,893 <100 ac=\$221 ac
Compliance	• \$275	• \$1,000	• \$250	• \$204
Design Review	• \$100	• \$350	—	see site dev.plan
Development Agreement	• \$2,300	• \$1,600	• \$800 ¹	—
General Plan Amendment	• \$828	• \$1,200	• <11 ac=\$750; 11-50=\$900; 51-100=\$1,125; >100=\$1,500	• \$3,806+ 11acre>400 ac
Tentative Parcel Map	• \$955	• \$700	• \$600	• \$1,018
Final Map	• \$170+\$500/sht+\$25/lot	• \$1,000/sht	• \$500	• \$260
Planned Development (PRD)	• Large: prelim \$1,300 master plan \$3,800, precise plan \$1,650 Small: \$2,800	• \$1,700	• \$700 + \$25/lot	• \$2,246
Planned Development (PCD)	Same as PRD	• \$1,700	• \$700	• \$3,647+ 2ac>400 ac
Rezone	• <2 acre=\$550; 2.1-25 acre=\$1,050; >25 acre=\$2,175	• \$1,600	• <11 acre=\$1,000; 11-50=\$1,200; 51-100=\$1,500;>100=\$2,000	• \$2,651
Special Use Permit (major CUP)	• \$2,755 major, \$705 minor	• \$1,700	• \$700	• \$3,152
Site Development Plan	• Major \$1,050, Minor \$300	—	• <5 ac=\$1,000; 11-50=\$2,000; 51+=\$2,500	—
Specific Plan	• Cost recovery + public notice	❖ \$2,700	• <11 ac=\$1,000; 11-50=\$1,200; 51-100=\$1,500; >100=\$2,000	• \$3,190
Variance	• \$505 (\$1,155 variance for other)	• \$300	• \$200 sfu • \$400 other	• \$333
• Fee	❖ Deposit	1. • \$1,200 if processed separately, \$600 modif of approved agree		

Source: Building Industry Association, San Diego County Fee Survey, 1998-1999

Table 33
SUBDIVISION PROCESSING FEES (MAJOR SUBDIVISION – AT LEAST 50 LOTS ON 10 ACRES)
North County Inland Cities, 1998-1999

	Escondido	Poway	San Marcos	Vista
Tentative Map	• 5-25 units=\$1,255; 26-50 units=\$2,755; 51+ units = \$4,255	• \$2,000	• \$1,000+0-11 lots=\$20/lot; 11-30=\$50/lot; 31-50=\$100/lot; 50+=20/lot	• \$4,028 ²
Final Map	• \$850+ \$500/sht + \$25/lot	• \$1,000/sht	• \$300+\$25/lot	• \$260 ³
Environmental Initial Study	• \$1,005	• \$250	• \$200	• 1,504
Environmental Impact Report	♦ 0-10 acre=\$2,255; 11+acre=\$4,255	♦ \$5,000 ⁴	• cost + 10%	• \$1,100;+20% Consultant Cont. Cost
Other	• CA Dept. of Fish & Game ND \$1,275; EIR \$875	• CA Dept. of Fish & Game ND \$1,275	—	—
• Fee	❖ Deposit	♦ Fee and Deposit		
2. \$3,713+\$9/lot>15 lots				
3. +\$4/lot>15 lots				
4. Cost x \$1.55				

Source: Building Industry Association, San Diego County Fee Survey, 1998-1999

Processing and Application Procedures

Processing times for applications in San Marcos vary, based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time. Some projects may take an extended period of time to secure final approval. However, these projects generally have significant environmental impacts, involve plan amendments and rezonings or need community workshops. The developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, "Case Review" of an application takes about 6 to 8 weeks of City staff time and applicant dependent time. This period covers application review and the environmental impact report (EIR) if necessary, or negative declaration.

Public Facilities Plan

The City of San Marcos' Public Facilities Financing Plan provides for the financing of public facilities as required by the voters of San Marcos (through Proposition R.) The Plan is financed by development within the City, and is necessary to provide needed services for new development. Implementation of the Public Facility Financing Plan went into effect September 13, 1990 to finance the following public facilities:

- SR-78 Interchange Improvements
- Flood Control/Drainage
- Parks
- Geographic Information System
- Neighborhood Circulation

Fees are based on the type of development or by the development's density, as shown by Table 34.⁹ Affordable housing developments for very low and low income households are exempt from these fees.

Table 34
PUBLIC FACILITIES FINANCING PLAN
San Marcos, 1999

Land Use	SR-78	Parks	GIS	Circ.	Total
Single Family	\$1,536	\$3,675	\$40	\$2,267	\$7,518
Multi-Family	\$922	\$3,675	\$40	\$1,360	\$5,997
Commercial	\$53,088	N/A	\$134	\$31,248	\$84,470
Office/Prof.	\$35,527	N/A	\$134	\$23,436	\$63,386
Light Indust.	\$6,504	N/A	\$134	\$13,602	\$22,952
Industrial	\$13,001	N/A	\$134	\$18,750	\$37,316
Bus. Park	\$21,684	N/A	\$134	\$31,248	\$62,084

Source: City of San Marcos

Table 35 shows the apportionment of drainage costs per acre. Fees per acre range from \$1,644 to \$12,820.

Table 35
APPORTIONMENT OF DRAINAGE COST PER ACRE BY FEE AREA
San Marcos, 1999

Fee Area	Total Fee Per Acre
A1	\$1,644
A2	\$2,945
A3	\$8,575
B	\$8,575
C	\$8,575
D	\$12,820
Note: GIS is \$40 per unit for residential units. Actual cost per unit for single family residential and multi-family will be based on density.	

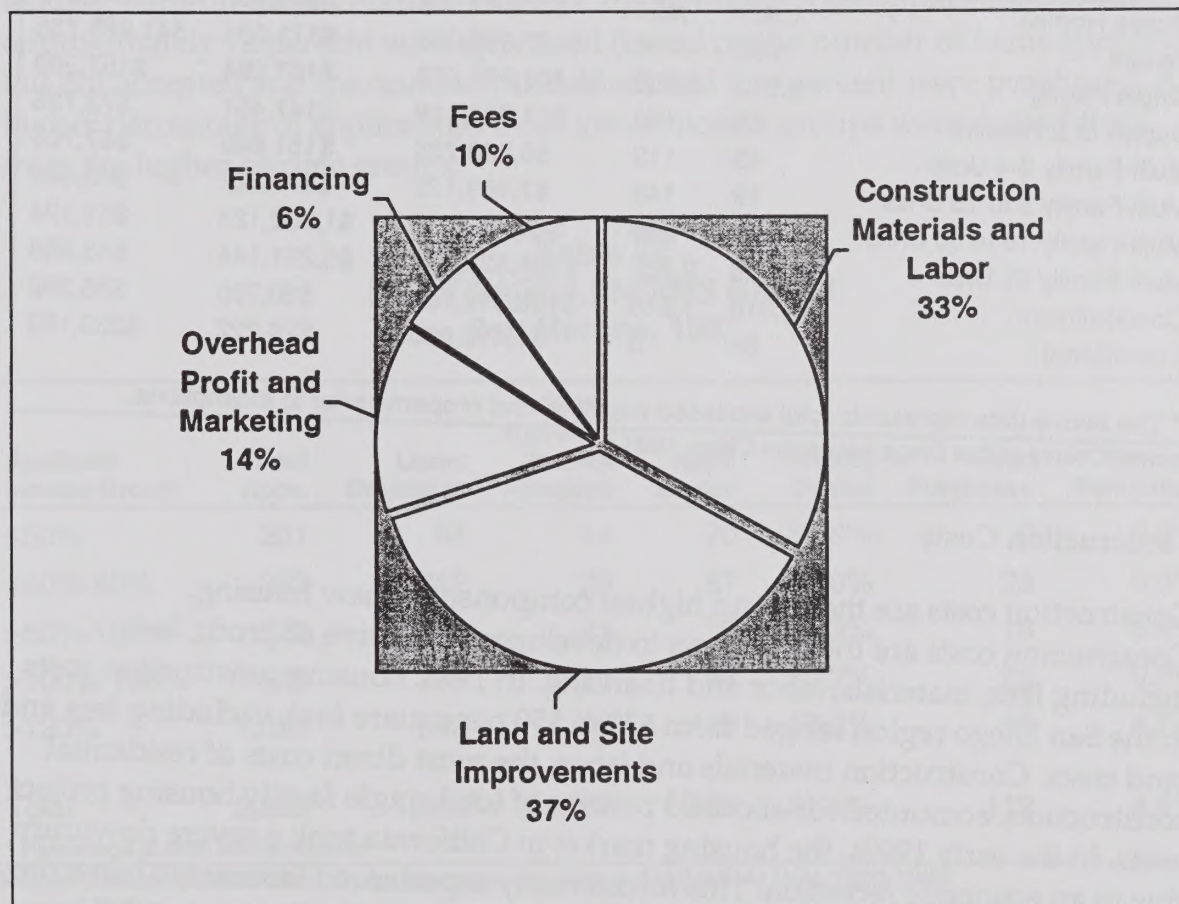
Source: City of San Marcos

⁹ Tables 34 and 35 show detailed and specific breakdowns of Public Facilities and Drainage Fees based on land use and location and are not in addition to the fees in Table 30. The fees in Tables 34 and 35 do not add up to figures in Table 30, which were developed for a prototype home.

Non-Governmental Constraints

There are a number of private sector factors that contribute to the cost of housing. Figure 24 shows that in 1998, for the construction of a standard, single family home costing \$215,400, land and site improvements accounted for 37 percent of the total development costs. Construction materials and labor accounted for approximately 33 percent of the costs; developer overhead, marketing, and profit accounted for 14 percent; fees accounted for 10 percent; and financing costs accounted for six percent. The following is a discussion of these factors and their impact on housing development.

Figure 24
COMPONENTS OF HOUSING COST
San Diego Region, 1998



Source: Building Industry Association, 1998

Land Costs

In 1998, land and site improvement costs in the San Diego region accounted for approximately 37 percent of the total construction cost for a single family house. Land costs ranged from \$65,000 to \$230,000 per lot.¹⁰ A recent study by the Meyers Group showed that lot prices in San Marcos ranged from \$100,000 to \$180,000 for 5,000 to 8,000 square foot lots in 1998. Table 36 shows that the average value for a parcel of vacant land in San Marcos is \$171,034.

Table 36
INVENTORY OF RESIDENTIAL PARCELS AND VALUES
San Marcos, 1998

Parcel Type	Parcels	Units	Assessed Values*	Average Value/Parcel	Average Value/Unit
Mobile Homes	1,931	1,854	\$77,543,558	\$40,157	\$41,825
Vacant	982	4	\$167,954,938	\$171,034	\$41,988,735
Single Family	8,913	8,898	\$1,401,965,473	\$157,294	\$157,560
Duplex or 2 Houses	80	160	\$11,796,119	\$147,451	\$73,726
Multi-Family 2-4 Units	43	113	\$6,520,728	\$151,645	\$57,706
Multi-Family 5 to 15 Units	19	148	\$7,169,122	\$377,322	\$48,440
Multi-Family 16 to 60 Units	17	566	\$28,936,103	\$1,702,124	\$51,124
Multi-Family 61 Units +	26	2,787	\$136,529,739	\$5,251,144	\$48,988
Condominium	1,316	1,245	\$106,312,784	\$80,785	\$85,392
Transitional	54	5	\$1,415,980	\$26,222	\$283,196

* The above data represents total assessed values of real property, prior to exemptions.

Source: County of San Diego Assessors Office, 1998

Construction Costs

Construction costs are the second highest component of new housing. Construction costs are the total costs to developers exclusive of profit, but including fees, materials, labor and financing. In 1998, housing construction costs in the San Diego region ranged from \$38 to \$50 per square foot, excluding fees and land costs. Construction materials and labor, the most direct costs of residential construction, accounted for about 33 percent of total single family housing project costs. In the early 1990s, the housing market in California took a severe downturn due to an economic recession. This forced many experienced laborers to leave the state in search of work. The subsequent housing recovery beginning in 1997 has left the region with a labor shortage that is leading to higher labor costs.¹¹

¹⁰ Source: Building Industry Association, 1998

¹¹ Source: Building Industry Association, 1998

Finance Costs

In 1998, interest rates in the San Diego region fell to their lowest levels in 30 years. Finance costs comprised approximately six percent of the total construction cost for a single family house, a decrease of one percent since 1990.¹²

Low interest rates also affect homeownership opportunities. In September of 1998, the posted interest rate on resale single family homes was 6.34 percent on a 30-year, fixed rate loan with a 20 percent down payment. On the median home in San Diego County costing \$199,000, the monthly interest and principal payment was \$990. In April 1989, when interest rates peaked at 11.3 percent, the comparable monthly payment on a median priced home costing \$174,000 was \$1,359.13 Recent increases in interest rates makes homeownership more difficult to achieve.

Table 37 uses Home Mortgage Disclosure Act (HMDA) data to analyze mortgage lending patterns in San Marcos. Out of 2,269 mortgage loan applications in 1997, approximately 12 percent were approved (based on the number of loans approved but not accepted and the number purchased) and five percent were purchased. A higher percentage of applications from lower income groups were denied than from the higher income groups.

Table 37
MORTGAGE LENDING RATES
San Marcos, 1997

Applicant Income Group*	Total Apps.	Loans Originated	Apps. Approved but not Accepted	Apps. Denied	Percent Denied	Loan Purchased	Percent Purchased
≤50%	201	84	14	70	34.8%	0	0.0%
>50%-80%	363	212	23	87	24.0%	23	6.3%
>80%-100%	323	191	21	72	22.3%	18	5.6%
>100%-120%	329	209	11	68	20.7%	22	6.7%
>120%	1,053	642	85	189	17.9%	49	4.7%
Total	2,269	1,338	154	486	21.4%	112	4.9%

* Percentage of Area Median Income

Source: Centrax Services Inc., Home Mortgage Disclosure Act (HMDA) Data, 1990-1998

¹² Source: Building Industry Association, 1998

¹³ Source: San Diego Union Tribune, "A Look Back Stimulates Interest," Oct. 18, 1998

Evaluation

This section analyzes the City's housing program during the 1990-1994 housing element cycle. This is done by evaluating the previous housing element and the City's success in meeting its goals and by evaluating the City's progress towards meeting its self-stated housing goals. The analysis is used to determine goals and programs to be included in the 1995-2004 Housing Element and to determine the City's role in the housing element.

Evaluation of Previous Housing Element

An important component of the revised housing element is the evaluation of the previous housing element. It is important to determine if the goals were changed, if the goals and policies are still relevant and current, and if the programs were effective. These questions were specifically addressed as part of the housing element update.

The 1991-1994 Housing Element contained a series of goals related to new construction, rehabilitation, preservation, and housing assistance. The following section reviews progress in implementation by staff of various departments and the community organizations for the 1990-1994 Housing Element.

Evaluation

This section analyzes the City's accomplishments during the 1991-1999 housing element cycle. This is done by evaluating the previous housing element and the City's success in meeting its goals and by evaluating the City's progress towards meeting its self-certification (fair share) housing goals. The evaluation is used to determine goals and programs to be included in the 1999-2004 housing element, and to determine the City's eligibility for self-certification.

Evaluation of Previous Housing Element

An important component of this revised housing element is the evaluation of the previous housing element. It is important to determine if the needs have changed, if the goals and policies are still relevant and important, and if the programs were effective. These questions were systematically considered as part of this housing element update.

The 1991-1999 Housing Element contained a series of goals related to new construction, rehabilitation, preservation, and housing assistance. The following section reviews progress in implementation for each of these action items and the continued appropriateness for the 1999-2004 Housing Element.

- 1: Develop 100 low income rental units and 100 units of moderate income rental/ owner units through inclusionary zoning.
- 2: Develop 130 lower income rental units with tax increment financing from redevelopment area.
- 3: Develop 100 low income rental units with mortgage revenue bond financing.
- 4: Construct 40 potential affordable rental housing units for lower income households with housing revenue bond financing.
- 5: Provide 100 new lower income units through the density bonus ordinance.

Accomplishment: The progress in meeting goals one through five is described together because these programs are used in conjunction with each other to develop affordable housing.

During the 1991 – 1999 housing element cycle, tax increment financing was used to partially fund four projects, totaling 317 units. Of the 317 units, 144 units were built during the housing element cycle, and 168 are currently under construction. Three of the projects used 100 percent tax increment financing for 22 units. Conventional mortgage financing was used as a partial funding source for 383 new and rehabilitated units, while 206 new units used mortgage revenue funds.

Evaluation: The programs listed above have proven to be effective in leveraging dollars for affordable housing projects within the City. The City will continue to use these programs to increase affordable housing opportunities. Although no units were built using the inclusionary housing program between 1991-99, the Terra Cotta development currently under construction is an inclusionary housing project. No density bonus units were built between 1991-99. The City is adopting a density bonus ordinance and an inclusionary housing ordinance in conjunction with the housing element.

6: Assist moderate income households with affordable financing through first time home buyer program.

Accomplishment: The City participates in the San Diego Regional Mortgage Credit Certificate program. This program entitles qualified first time home buyers to take a federal income tax credit of 20 percent of the interest paid on the mortgage used to buy their home. During the 1991-1999 housing element cycle, 35 households received mortgage credit certificates. Of these, 29 were moderate income households and 6 were low income households.

For a complete description of the MCC program and other homebuyer assistance programs offered by the City, see Chapter 7.

7: Provide services supporting residential development.

Accomplishment: Staff works closely with the development community to expedite the residential development process. Public workshops are held to address issues and concerns regarding the development, thereby building resolution and consensus on the projects. Additionally, the City offers a free pre-application process to help minimize delays in project processing. This process teams a planner and an engineer to identify potential issues that need to be addressed prior to project submittal, and provides the opportunity for the applicant to be more efficient and responsive to the City's requirements.

8: Enhance ability to secure state and federal assistance.

Accomplishment: The City's ability to secure state and federal assistance for housing development has been enhanced through the City's redevelopment activities. These activities have resulted in the establishment of a 20 percent set aside fund for affordable housing activities. This fund is often used by the City to leverage other funding.

9: Allow the development of 20 new accessory units for low income residents (50 percent elderly, 50 percent no age restriction.)

Accomplishment: Approximately five accessory units were developed during the 1991-1999 housing element cycle. These units were not deed restricted or guaranteed affordable to low income or elderly residents.

Evaluation: The City will continue to implement this program as required by state law. However, it is not anticipated that this will be a major source of affordable housing opportunities.

10: Encourage developers through processing assistance, fee reductions and other appropriate incentives to provide 50 units of congregate care housing for low income residents.

Accomplishment: The City has approved one 36 unit care facility (Silvergate) and one 72 unit care facility (Primrose) specializing in dementia care. These facilities have not yet been constructed. There are no income restrictions at either facility.

Evaluation: Given the high number of current and proposed care facilities in the City, this program will not be implemented during the 1999-2004 housing element cycle.

11: Construct one 250 unit Single Room Occupancy (SRO) hotel and one 100 unit SRO hotel in the University area.

Accomplishment: During the 1991-1999 housing element cycle, a master planned community with 190-230 SRO units was approved. However, this project did not proceed, and is now being revised with a substantial reduction in overall units. The new project (University Commons, 1,232 units) will provide multi-family units in the place of SRO units. It is anticipated that 15 percent of the project will be reserved as affordable units through the City's inclusionary housing program.

Evaluation: Given the current market conditions, it does not appear that an SRO project is still feasible.

12: Expand opportunities for the development of mobile home spaces for lower and moderate income households (5-10 units.)

Accomplishment: During the last housing element cycle the City has successfully converted 138 rental mobile home units to ownership units using Redevelopment funds.

Evaluation: This has been a very successful program. Given the large percentage of mobile home parks in the City, this program will be continued in the 1999-2004 housing element cycle.

13: Construct up to 100 units of farmworker/ migrant day worker housing units.

Accomplishment: During the 1991-1999 housing element cycle, 37 units of farmworker housing (Firebird Manor) were constructed. This project was constructed in partnership with the Housing Authority of the County of San Diego.

Evaluation: Although the City continues to coordinate with the County, it does not anticipate that this program will generate similar results during the 1999-2004 housing element cycle. However, farmworkers could be eligible for residency in the City's new and existing affordable housing units.

14: Identify sites for the construction of homeless facilities.

Accomplishment: Homeless shelters and transitional housing are allowed in certain zones with a conditional use permit (CUP.) There were no proposals for the development of transitional housing or homeless shelters in the City during the 1991-1999 housing element cycle.

Evaluation: The Zoning Ordinance will continue to allow homeless shelters and transitional shelters to be sited with a CUP.

15: Encourage the construction of affordable housing beyond the time frame of the housing element.

Accomplishment: The City has approximately 170 affordable units under construction that will be ready for occupancy during the 1999-2004 housing element cycle. All new affordable units will have deed restrictions between 30 and 55 years.

Evaluation: The City will continue to look at potential affordable housing opportunities as they become available to extend past the current housing element cycle. The City will continue to require long term (30 to 55 years) deed restrictions on affordable units. The City will continue to work with the following non-profit and for-profit developers to provide affordable housing in the City.

Bridge Housing Corporation

Community Housing of North County

Orange Housing

Southern California Housing

Affirmed Housing (for-profit builder)

16: Provide continuing rental assistance to lower income households and assist 20 additional households through Section 8 certificates and vouchers.

Accomplishment: 38 households in San Marcos received Section 8 certificates and vouchers during the housing element cycle.

Evaluation: The City will continue to use this program in coordination with the County of San Diego.

17: Insure units converted to condominium uses meet housing standards.

Accomplishment: There have not been any condominium conversion applications during the housing element cycle. In the case of an application, the Building Division requires that condominium conversion projects meet the Uniform Building Code.

Evaluation: The Building Department will continue to require that condominium conversion projects meet the Uniform Building Code.

18: Ensure the continued availability of affordable rents and parks for lower and moderate income households.

Accomplishment: The City currently has a mobile home park review ordinance that is utilized to review rent increases in rental mobile home parks citywide. Hearings are convened when owners for mobile home parks request rent increases.

Evaluation: The City will continue to implement the mobile home rent review ordinance.

19: Utilize roommate finders for a more efficient match of housing needs and resources.

Accomplishment: The City has not formally utilized a roommate finders service, however, the City does post a list of people seeking roommates at the Senior Center.

Evaluation: The City will continue to post a list at the Senior Center.

20: Rehabilitate 30 housing units for lower income households utilizing Community Development Block Grant (CDBG) funds.

Accomplishment: The City has acquired and rehabilitated 235 market rate apartment complexes and converted them to 100 percent deed restricted affordable projects. Funding sources included tax credits, redevelopment funds, and bond financing. The City has utilized CDBG funds to install the infrastructure needed to serve the City's affordable housing projects.

Evaluation: The City will continue to utilize CDBG funds for upgrades in infrastructure that will reduce the cost of delivering affordable housing.

21: Rehabilitate 40 housing units for lower income households through City based actions.

Accomplishment: Through the City's redevelopment agency activities and partnerships with nonprofit groups and other governmental agencies, 235 multi-family units in San Marcos were acquired, rehabilitated and income restricted. In addition, 90 low income owner-occupied units were rehabilitated using programs run by the County of San Diego.

Table 38
REDEVELOPMENT AGENCY REHABILITATION ACTIVITIES
San Marcos, 1991-1999

Project	Developer	Project Type	Units	Rent Level	
				Very Low (≤50% A.M.I.)	Low (<50-80% A.M.I.)
El Dorado	Orange Housing	Acquisition/ Rehabilitation	17	12	5
Mariposa	Affirmed Housing	Acquisition/ Rehabilitation	70	35	35
Villa Serena	So. Cal Housing	Acquisition/ Rehabilitation	136	68	68
China Berry Apartments	County Housing Authority	Acquisition/ Rehabilitation	12		12
Total			235	115	120

Source: City of San Marcos Planning Division, 1999

Evaluation: The City will continue to partner with nonprofit developers and others to acquire and rehabilitate deteriorating properties. Also, the City will continue to inform its residents of the County's owner-occupied rehabilitation programs.

22: Enforce all applicable laws to create more energy efficient units and less expensive housing costs.

Accomplishment: This remains an ongoing City policy.

23: Continue expedition of FHA housing inspections.

Accomplishment: The City's Uniform Building Code requirements and inspections are more extensive than the FHA housing inspections.

Evaluation: This goal will not be included in the housing element update, because the City requires all housing to be subject to the latest Uniform Building Code standards.

24: Create a staff position for the administration of the housing program.

Accomplishment: The City has not created a specific staff position for the administration of the housing programs, however, several city staff members work on the City's affordable housing programs. In addition, the City is contracting with an affordable housing consultant to assist with the administration of existing housing programs and the design of new housing programs.

Evaluation: The City will continue to rely on outside housing consultant(s) to work with City staff on the administration of housing programs.

25: Continue monitoring units at risk of losing affordability.

Accomplishment: The City had two housing projects at risk of losing their affordability during the 1991-1999 housing element cycle. The two projects were Autumn Ridge Apartments which has 39 low income units and the San Marcos Retirement Village which has 69 units occupied by targeted income groups. These projects had their bonds refinanced to the years 2020 and 2012 respectively.

Evaluation: The City does not have any housing projects at risk of losing their affordability during the next 10 years of the housing element cycle. However, the City will continue to monitor the affordability of all affordable housing developments.

Evaluation of Redevelopment Agency Housing Activities

The San Marcos Redevelopment Agency covers three project areas. Project Area One encompasses 2,356 acres, 25 percent of which is zoned for residential use; Project Area Two is comprised of five noncontiguous sub-areas totaling 1,777 acres, of which 53 percent is zoned for residential use, and Project Area Three totals 6,301 acres, more than three-quarters of which is zoned by residential use.

The agency's aggregate affordable housing requirement through December 1999, is 799 units, based on the total residential construction or substantial rehabilitation that has occurred within the agency's project areas. The redevelopment agency produced or substantially rehabilitated a total of 914 affordable housing units within the project areas as of December 1999, thus currently the agency has a affordable housing surplus of 115 units.

The aggregate balance of the Agency's Housing Funds was \$13,668,995 as of June 30, 1999. For a discussion regarding the future activities and programs of the redevelopment agency, see Chapter 7.

Evaluation of Progress Toward Meeting Self Certification Goals

In 1995 SANDAG sponsored state legislation (AB 1715) that allows jurisdictions within the San Diego region to self-certify the housing element of their general plans if the element meets certain criteria. Below, each criterion is discussed, followed by an analysis of San Marcos' progress towards meeting the criterion.

Criterion 1: The jurisdiction's adopted housing element or amendment substantially complies with the provisions of this article, including addressing the needs of all income levels.

San Marcos has prepared an updated housing element that substantially complies with the provisions of state law and addresses the needs of all income levels.

Criterion 2: For the third housing element revision pursuant to section 65588, the jurisdiction met its fair share of the regional housing needs for the second housing element revision cycle, as determined by SANDAG.

In San Marcos, the fair share of the regional housing needs for the second housing element revision cycle is 528. As of June 30, 1999, San Marcos had provided 551 affordable housing opportunities, as shown in Table 39.

Criterion 3: For subsequent housing element revisions, the jurisdiction has provided the maximum number of housing units/ opportunities as determined pursuant to Section 65585.1(a) within the previous planning period.

During the next five years, San Marcos will be working toward self-certifying its 2004-09 housing element, which is due in 2004. To do this, the City will need to provide an additional estimated 512 affordable housing opportunities: 138 extremely low income, 164 very low income, and 210 low income. Chapter 7 describes the programs and policies that will be implemented to meet these goals.

Criterion 4: The city or county provided a statement regarding how its adopted housing element or amendment addresses the dispersion of lower income housing within its jurisdiction, documenting that additional affordable housing opportunities will not be developed only in areas where concentrations of lower income households already exist, taking into account the availability of necessary public facilities and infrastructure.

It is a policy of the City of San Marcos to ensure that lower income housing opportunities are dispersed throughout the City. A number of programs are being implemented that assist in meeting this criterion. One program that assists in dispersion is the City's inclusionary housing requirement. This program requires that multi-family developers construct inclusionary units on the same site as the market rate development. In-lieu fees resulting from the inclusionary program

also will be used to assist in this goal. The home ownership programs in which the City participates provide additional opportunities to disperse lower income housing opportunities throughout the City. Further contributing to the dispersion of affordable housing opportunities are the three redevelopment project areas, which cover a significant portion of the City. Mobile home park conversions, which have provided lower income households with rental and ownership assistance, also are scattered throughout the City. Chapter 7 includes a program that reflects the City's interest in ensuring that the dispersion of affordable housing continues to be a priority.

Criterion 5: No local government actions or policies prevent the development of the identified sites pursuant to section 65583, or accommodation of the jurisdiction's share of the total regional housing need pursuant to section 65584.

The City of San Marcos has not taken any actions and does not have any policies that prevent the development of the sites identified to meet its regional share goals. In fact, the City has identified more sites than needed to meet its regional share goals (Chapter 5), and will consider initiating a program to focus additional development around transit stations, which could increase the City's residential capacity.

Table 39
AFFORDABLE HOUSING OPPORTUNITIES PROVIDED
San Marcos, July 1, 1991-June 30, 1999

Project Title	Type of Asst.	Targeted Population			Targeted Income				Rent/ Own	Occu-pancy
		Elderly	Small Family	Large Family	Extr. Low ($\leq 30\%$)	Very Low ($>30-50\%$)	Low ($>50-80\%$)	Project Total	Moderate ($>80-120\%$)	
6-Plex Johnston Ln.	A			6	4	1	1	6		Rent 5/23/95
4-Plex San Marcos Blvd.	A			4	2	2		4		Rent 3/8/94
12-Plex Richmar Ave.	A		11	1	3	7	2	12		Rent 4/30/97
The Knolls	A				11	20	31	62		Rent 3/10/99
Mariposa Apts.	B				14	21	35	70		Rent 6/22/98
El Dorado	B				6	6	5	17		Rent 2/17/98
Villa Serena	B					46	12	58		Rent 5/1/99
China Berry Apts.	B						12	12		Rent 2/98
Firebird Manor (Farmworker Housing)	A		4	33		36	1	37		8/96
Madrid Manor MHP	C				3	3		6		Rent
Madrid Manor MHP	C								1	Own
Casitas Del Sol MHP	C				4	7	2	13	1	Rent
Casitas Del Sol MHP	C								4	Own
Twin Oaks MHP	C				7	2	2	11		Rent
Twin Oaks MHP	C				18	17	21	56	33	Own
San Marcos View Estate MHP	C				6	13	14	33	16	Own
San Marcos View Estate MHP	C				2	3	4	9	3	Rent
La Moree MHP	C	12			2		1	3	1	Rent
La Moree MHP	C				2	1	4	7	2	Own
Valle Verde MHP	C					44	32	76		Own
Mortgage Credit Certificates	D						6	6	29	Own
Section 8/Rental Certificates & Vouchers	D	18	3	17		38		38		Rent
Second Dwelling Units	A	5							5	Rent
Downpayment & Closing Cost Assistance Program	D						15	15		Own
Total		35	18	61	84	267	200	551	95	

Legend: A - New Construction; B - Acquisition/Rehabilitation; C - Mobile Home Assistance (rent subsidies for low income residents, below 60% of median, or loans to low and very low income residents to assist in the purchase of spaces, ensuring that payments do not exceed affordable housing costs); D - Rental or home buyer assistance.

Source: City of San Marcos Planning Division, 1999

Housing Opportunities

This section evaluates the potential need for additional housing units that could be developed in the San Antonio General Plan and Zoning Ordinance.

Availability of Suitable Sites

Housing element law mandates that a city must show that it has adequate sites with required public services and facilities for a variety of housing types for all income levels in the region. Adequacy sites will be measured by terms of the City's regional share needs—the City's share of the region's housing needs by the year 2034.

Regional Share Needs

According to state law, local jurisdiction housing needs cannot be based on their share of the projected needs for housing in the region (Regional Share). The San Diego Association of Governments (SANDAG) has identified San Antonio's share of regional housing needs (projected state by 2034-2044 in the Regional Housing Needs Statement, which was approved in 2017). Each jurisdiction must identify adequate sites to meet its share of the region's housing needs. Regional share identifies the total future housing units for each jurisdiction and distributes the projected need to each jurisdiction by income group, very low, low, moderate, and above moderate.

Table 40 shows San Antonio regional share need and the future distribution of the goal. San Antonio accounts for 3.8 percent of the regional projected housing needs, or 3,657 units.

TABLE 40
REGIONAL SHARE NEEDS
San Antonio, 2034

Income Category	Goal
Very Low Income (20% A.M.I.)	781
Low Income (30-50% A.M.I.)	879
Moderate Income (50-75% A.M.I.)	865
Above Moderate Income (75% A.M.I.)	1,232
Total	3,657
ALL REGIONAL SHARE NEEDS San Antonio Region	

CHAPTER 5 HOUSING OPPORTUNITIES

Housing Opportunities

This section evaluates the potential residential development that could occur based on the San Marcos General Plan and Zoning Ordinance.

Availability of Suitable Sites

Housing element law mandates that a city must show that it has adequate sites with required public services and facilities for a variety of housing types for all income levels. In this section, adequate sites will be discussed in terms of the City's regional share needs — the City's share of the region's housing needs for 1999-2004.

Regional Share Needs

According to state law, local jurisdiction housing needs assessments must include their share of the projected needs for housing in the region (regional share). The San Diego Associations of Governments (SANDAG) has identified San Marcos' share of regional housing needs (regional share) for 1999-2004 in the Regional Housing Needs Statement, which was approved in 1999. Each jurisdiction must identify adequate sites to accommodate its share of the region's housing needs. Regional share identifies the need for new housing units for each jurisdiction and distributes the projected housing need to all income groups: very low, low, moderate, and above moderate.

Table 40 shows San Marcos' regional share need and the income distribution of the goal. San Marcos accounts for 3.8 percent of the region's projected housing needs, or 3,667 units.

Table 40
REGIONAL SHARE NEEDS
San Marcos, 1999

Income Category	Goal
Very Low Income ($\leq 50\%$ A.M.I.)	761
Low Income ($> 50\text{--}80\%$ A.M.I.)	478
Moderate Income ($> 80\text{--}120\%$ A.M.I.)	843
Above Moderate Income ($> 120\%$ A.M.I.)	1,585
Total	3,667
A.M.I. = Area Median Income	

Source: SANDAG Regional Housing Needs Statement, 1999

Capacity To Meet Regional Share Need

Table 41 shows that using vacant residential land and land with residential redevelopment potential, the City has the capacity to meet its regional share need for all income levels. In total, the City has the capacity for an additional 11,321 units of housing – over three times the City’s regional share need of 3,667 units. Of the 4,021 acres of land, 58 acres can be developed at capacities high enough to support the construction of 899 very low income housing units. About 117 acres can be developed at densities high enough to support the construction of 2,131 low income housing units, and 99 acres can be developed at densities high enough to support the construction of 912 moderate income units. The remaining 3,747 acres can be developed at densities more suitable to above moderate-income housing.

Based on the affordable housing projects completed during the 1991-99 housing element cycle (Table 39), and the projects proposed between 1999-2004 (Table 45), sites with densities in the 15-30 dwelling unit per acre range can and will continue to provide housing opportunities for very low and low income households.

Table 41
CAPACITY TO MEET REGIONAL SHARE NEED
San Marcos, 1998

Income Category	Units Needed	Appropriate Density	Available Acres	Unit Potential
Very Low	761	20-30 du/acre	58	899
Low	478	15-20 du/acre	117	2,131
Moderate	843	8-15 du/acre	99	912
Above Moderate	1,585	Any*	3,739	7,347
Total	3,667	—	4,013	11,289
* To determine the acres available to meet above moderate income regional share needs, land with maximum densities of 8 du/acre or lower was counted.				

Source: SANDAG, Regional Housing Needs Statement, 1999; City of San Marcos Planning Division

The following two tables show the City’s residential land capacity in more detail. Table 42 shows the City’s housing capacity using vacant developable residential land. Table 43 shows the City’s housing capacity using land with residential redevelopment potential.

As shown in Table 42 the City of San Marcos has 4,003 acres of developable vacant residential land within its boundaries.

Table 42
DEVELOPABLE ACRES OF VACANT RESIDENTIAL LAND
San Marcos, 1998

Regional General Plan Code	San Marcos General Plan Categories	San Marcos Density Allowed (Du/Acre)	City		
			Net GP Dev. Acres	Unit Potential*	
				Low	High
LU/AG	Limited Use/Ag. Res.	.125-1	179	13	89
HSR	Hillside Res.	.05-.25	0	0	0
LU	Limited Use	.125	37	5	5
IAG	Intensive Ag.	.125-.50	3	1	1
RR	Rural Res.	.125-1	1,124	136	480
SPA	Res.	.8-1.5	218	184	231
ER	Estate Res.	1-2	620	607	1,193
R4	Res.	2-4	1,231	1,679	3,839
R6	Res.	4-6	51	187	221
R8	Res.	4-8	276	512	1,288
R12	Res.	8-12	80	560	700
R15	Res.	12-15	19	188	212
R20	Res.	15-20	107	1,744	1,931
R30	Res.	20-30	58	893	899
Total		.125-30	4,003	6,709	11,089
* Unit potential takes into account environmental constraints such as steep slopes and other constraints including density caps in certain neighborhoods.					

Source: City of San Marcos Planning Division

In addition to vacant land, the City has identified 10 acres of land that have the potential to redevelop to a higher density residential use, as shown by Table 43. Of this, 8 acres have been identified as employment land with the potential to convert to low density (2 to 4 du/acre) residential use, and 10 acres have been identified as single family land with the potential to convert to higher density (15 to 20 du/acre) residential use.

Table 43
LAND WITH REDEVELOPMENT POTENTIAL
San Marcos, 1995

General Plan Code	Description	Redevelopment Type	Density Allowed (Du/Acre)	Net Dev. Acres	Unit Potential
R20	Residential	Single Family to Multi-Family	15-20	10*	150-200

* Used to meet low income regional share need.

Source: SANDAG 2020 Cities/County Forecast Land Use Inputs, February 1999

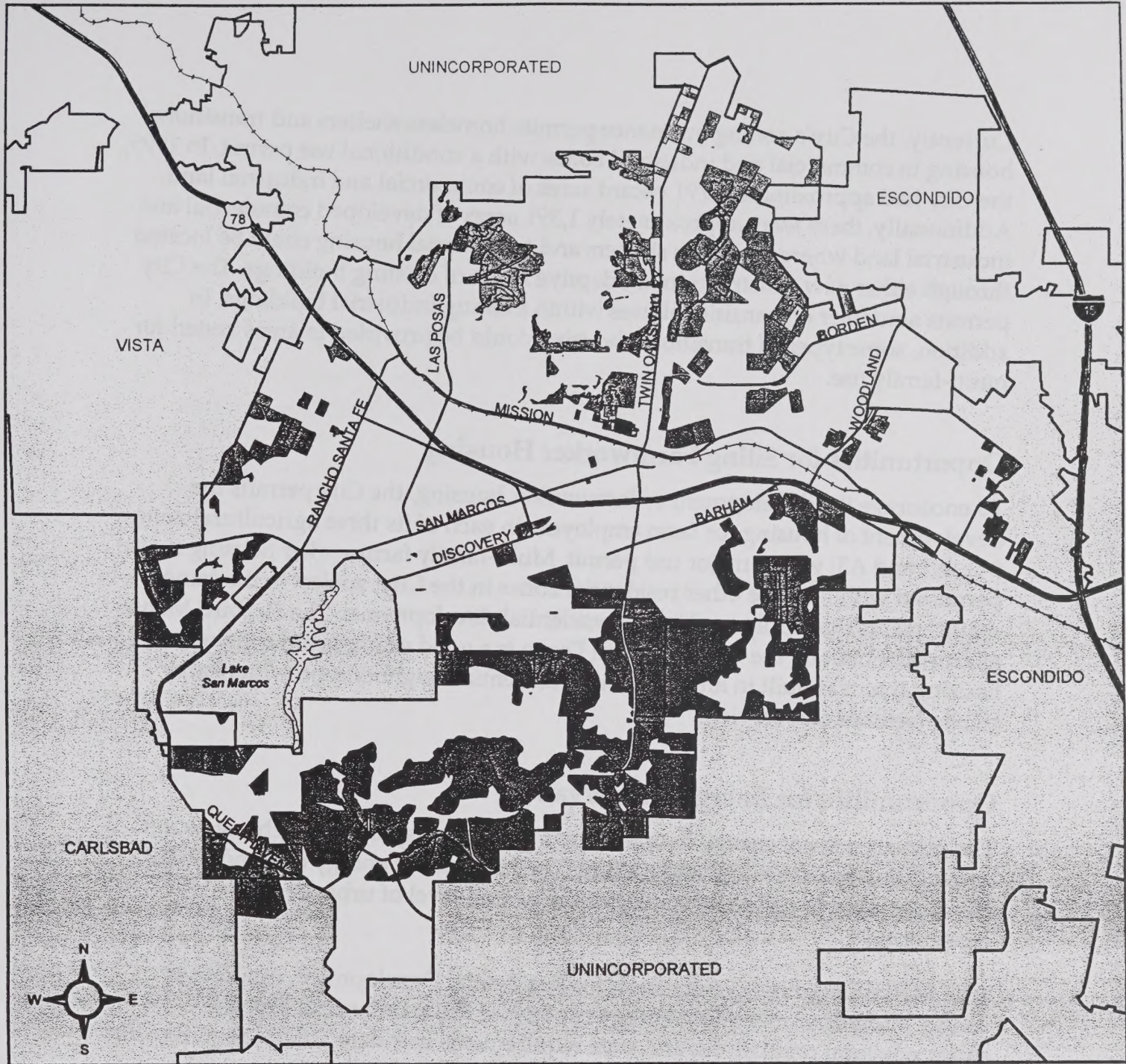
Map 10 shows the location of San Marcos's residential development sites based on SANDAG's Land Layers Inventory/Local Jurisdiction Review of the 2020 Growth Forecast Inputs.

Availability of Public Services and Facilities

The City is either fully served by sewer lines, water lines, streets, storm drains, and public utilities or will be served as development occurs.

Opportunities for Siting Homeless Shelters and Transitional Housing

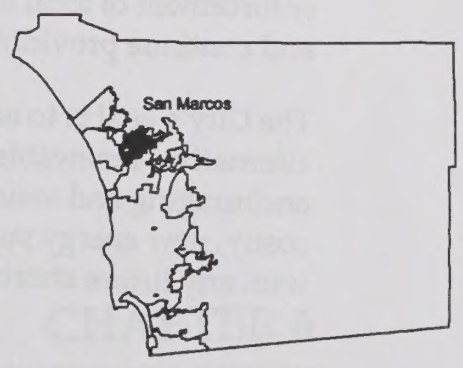
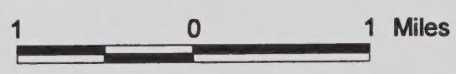
State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses.



City of San Marcos

Map 10. Residential Land Use

- Vacant Developable
- Redevelopment



Source: SANDAG, Land Layers Inventory/Local Jurisdiction Review of 2020 Growth Forecast Inputs
 This map contains information from the San Diego Association of Governments (SANDAG) Regional Information System.
 PROPRIETARY INFORMATION: The use of this information is pursuant to sublicense agreement only.
 Any resale or relicensing of this information is prohibited, except in accordance with such sublicensing agreements.
 Map Date: March, 2000



Currently, the City's zoning ordinance permits homeless shelters and transitional housing in commercial and industrial zones with a conditional use permit. In 1995, the City had approximately 791 vacant acres of commercial and industrial land. Additionally, there were approximately 1,391 acres of developed commercial and industrial land where homeless shelters and transitional housing could be located through either new construction or adaptive reuse of existing buildings. The City permits a number of transitional uses within existing industrial buildings. In addition, some types of transitional housing could be provided in areas zoned for multi-family use.

Opportunities for Siting Farmworker Housing

To encourage the development of farmworker housing, the City permits the development of housing for farm employees in each of its three agricultural zones (A1, A2 and A3) with a major use permit. Multi-family farmworker housing is also permitted within all the other residential zones in the City, subject to the same requirements that apply to all other residential developments. The Firebird Manor apartments built by the County of San Diego is a good example of farmworker housing that was built in an established residential neighborhood with nearby public facilities and services.

Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supercede local regulations, and state requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly, new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources will be minimized.

Goals and Policies

The purpose of the Housing Element is to guide the City in its efforts to address a number of important housing issues.

The primary goal of the City of San Marcos is to ensure that decent, safe housing is available to all current and future residents of the community in a cost-effective manner. To achieve this goal, the following sub-goals and policies are adopted as the elements: 1) encourage the development of a variety of housing opportunities, 2) protect existing and provide housing opportunities for persons of low and moderate income, 3) preserve the quality of the City's existing housing stock, and 4) promote equal opportunity for all residents to realize in the housing of their choice.

Goal 1: Encourage the development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community.

Policy 1.1: Encourage a variety of residential development opportunities in the City to fulfill regional housing needs.

Policy 1.2: Encourage a variety of residential development in the City to fulfill regional housing needs, including a variety of housing types and densities, and encourage the development of a variety of housing types and densities in the City to fulfill regional housing needs.

Policy 1.3: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, persons with disabilities, elderly, large families, transitional households, and students.

Policy 1.4: Facilitate the development of low and moderate income housing by allowing developer incentives such as density bonuses and flexibility in zoning and development standards.

Policy 1.5: Encourage the development of residential units that are converted or converted to multifamily use or are adaptable for conversion to residential use by persons with disabilities.

Policy 1.6: Encourage the development of affordable and special needs housing.

CHAPTER 6 GOALS AND POLICIES

Goals and Policies

This section of the Housing Element contains goals and policies the City will implement to address a number of important housing-related issues.

The primary goal of the City of San Marcos is to ensure that decent, safe housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments which comprise this community. To achieve this goal, the following sub-goals and policies are addressed in this element: 1) encourage the development of a variety of housing opportunities; 2) protect, encourage and provide housing opportunities for persons of low and moderate income; 3) preserve the quality of the City's existing housing stock; and 4) promote equal opportunity for all residents to reside in the housing of their choice.

Goal 1: Encourage the development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community.

Policy 1.1: Provide a variety of residential development opportunities in the City to fulfill regional housing needs.

Policy 1.2: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops and in proximity to significant concentrations of employment opportunities.

Policy 1.3: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless.

Policy 1.4: Facilitate the development of low and moderate income housing by offering developer incentives such as density bonuses and flexibility in zoning and development standards.

Policy 1.5: Encourage the development of residential units that are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

Policy 1.6: Encourage the development of affordable and special needs housing near transit opportunities.

Goal 2: Protect, encourage and provide housing opportunities for persons of low and moderate income.

Policy 2.1: Continue to utilize federal and state subsidies to the fullest extent in order to meet the needs of lower income residents.

Policy 2.2: Utilize the City's regulatory powers to promote affordable housing.

Policy 2.3: Provide support to nonprofit development corporations for the development of affordable housing.

Policy 2.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless.

Policy 2.5: Identify existing market rate housing that could be made affordable.

Goal 3: Encourage the preservation of the existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration.

Policy 3.1: Advocate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.

Policy 3.2: Utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.

Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.

Policy 4.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and household composition.

Policy 4.2: Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

CHAPTER 2 PROGRAMS

Programs

The programs included in this section of the Housing Element describe specific actions the City of San Marcos will carry out over the five year housing element cycle to satisfy the community's housing needs and meet the requirements of state law. Each housing issue area contains the programs that will be implemented to meet those goals.

Housing Opportunities

Program 1: Density Bonus

State law requires that if a developer agrees or proposes to construct at least 20 percent of the total units of a housing development for lower income households, or 10 percent of the total units of a housing development for very low income households, or 50 percent of the total units for elderly households, a jurisdiction must grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site.

To facilitate developer utilization of this program, the City will adopt a density bonus ordinance to provide incentives for the production of housing for very low income, low income, or senior households in accordance with the requirements of state law. The purpose of the ordinance is to encourage and facilitate the development of housing for these households by granting a 25 percent density bonus and additional incentives such as the reduction of site development standards or zoning code requirements, direct financial assistance, or other regulatory incentives.

Schedule (from adoption of housing element): 1-3 months

Implementing Agency: City Manager's Office

Program 2: Inclusionary Housing Program

The City will adopt an inclusionary housing ordinance that establishes requirements for including housing affordable to lower and moderate income households within a project, or payment of an in-lieu fee to help provide such units. This ordinance will be consistent with current city policies, and will help the City meet its housing needs for lower and moderate income households. The City anticipates the development of 392 affordable housing units through the inclusionary housing program (see Table 45) between 1999-2004. Additional affordable units may be produced through the inclusionary program depending on how many market rate residential units are built during the housing element

cycle. Inclusionary in-lieu fees collected will be used alone, or leveraged in conjunction with other programs, solely to provide housing opportunities for extremely low, very low, low, and moderate income households.

Schedule (from Housing Element adoption): 1-3 months

Implementing Agency: City Manager's Office

Program 3: Redevelopment Agency Funded New Construction and Acquisition/ Rehabilitation

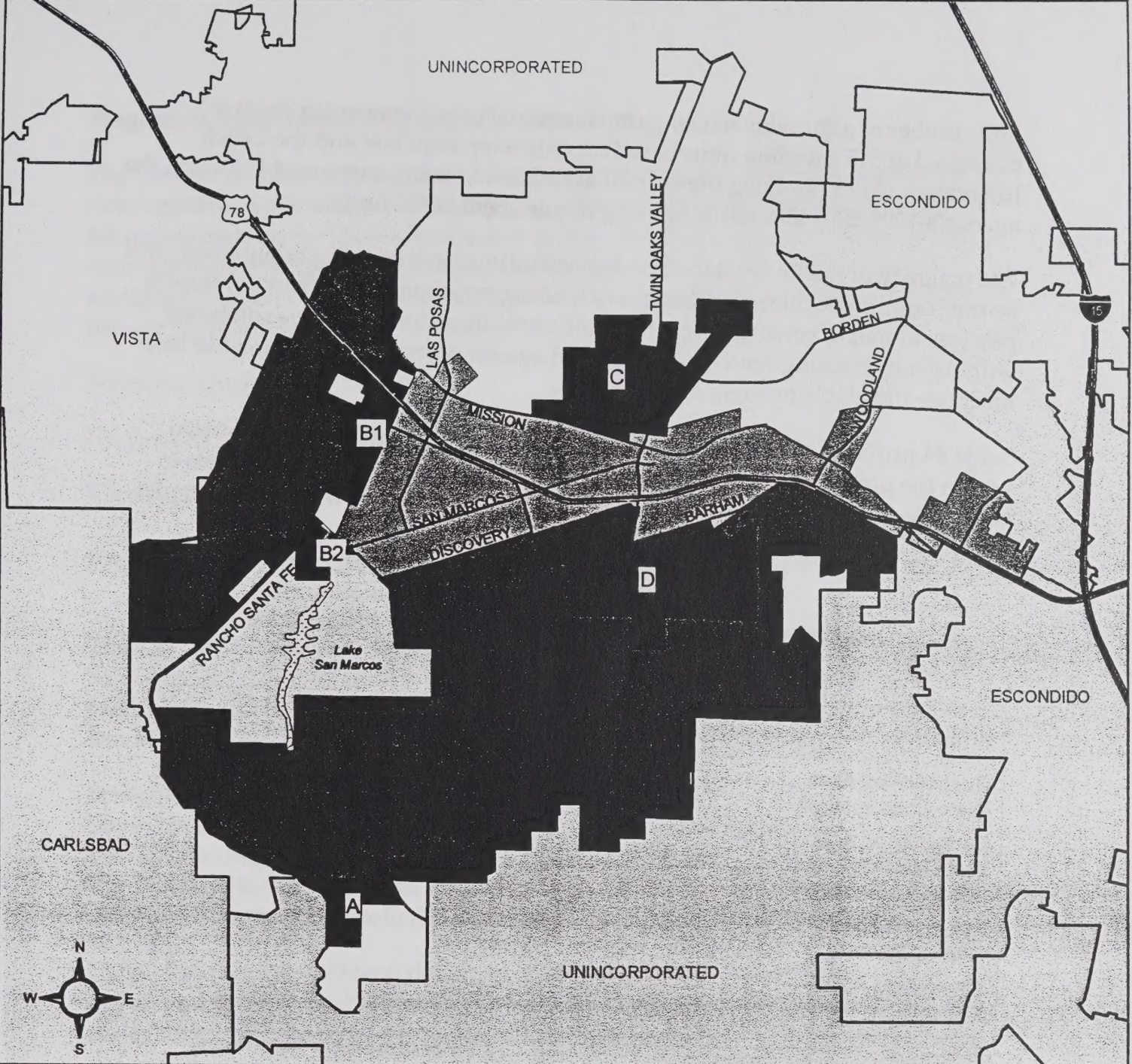
This program assists with long-term financing for cooperative conversion of substandard units and to encourage the construction and/or acquisition and rehabilitation of affordable housing. As shown in Map 11, three redevelopment projects areas have been designated. Project Area One encompasses some 2,356 acres of the City's central business core, 25 percent of which is zoned for residential use. Project Area Two is comprised of five noncontiguous sub-areas (A, B1, B2, C and D) totaling 1,777 acres, of which 53 percent is zoned for residential use, and Project Area Three is comprised of 6,301 acres, more than three quarters of which is zoned for residential use.

The City will use its low income housing set-aside from redevelopment tax increment funds (22 percent in Project Areas One and Two, and 24.7 percent in Project Area Three based on the Leitch Judgement) to provide the necessary financing incentives, including but not limited to:

- Direct financial incentives;
- Fee waivers;
- Write down of land costs;
- Provision of infrastructure and utilities; and,
- Other incentives to insure the economic viability of affordable units.

In addition to higher housing set-asides, the Leitch Judgement requires at least 50 percent of units developed, acquired and/or rehabilitated each year be made affordable to very low income households (those making no more than 45 percent of area median income), with at least one-third of these units affordable to the very-very low income households (at or below 35 percent of area median income).

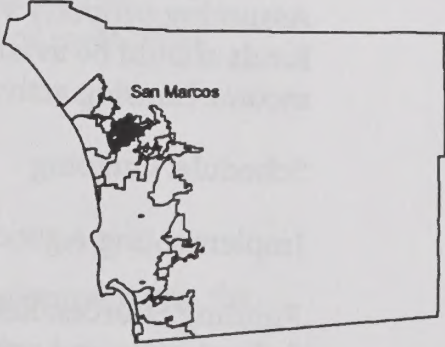
The remainder of the units, if any, shall be affordable to low and moderate income households in proportion to their need, as reflected in the City's share of the regional housing needs for those two income groups. The Judgement also restricts expenditure of redevelopment housing funds for on/offsite improvements and rental subsidies.



Map 11. Redevelopment Project Areas

- PROJECT AREA 1**
 Adopted: July 12, 1983
 (Ordinance No. 83-604)
 Terminates: July 12, 2023
 (Ordinance No. 94-972)
- PROJECT AREA 2 (5 sub-areas)**
 Adopted: July 19, 1985
 (Ordinance No. 85-662)
 Terminates: July 19, 2025
- PROJECT AREA 3**
 Adopted: July 11, 1989
 (Ordinance No. 89-820)
 Terminates: July 11, 2029
 (Ordinance No. 94-972)

City of San Marcos



Source: SANDAG and SanGIS data layers. Some lot data have been updated under direction from the City of San Marcos. This map contains information from the San Diego Association of Governments (SANDAG) Regional Information System. PROPRIETARY INFORMATION: The use of this information is pursuant to sublicense agreement only. Any resale or relicensing of this information is prohibited, except in accordance with such sublicensing agreements. Map Date: March, 2000



The number of affordable housing units required over the next ten years is estimated at 515 dwelling units based on redevelopment law and the Leitch Judgement. After applying the current affordable housing surplus of 115 units, the agency's 1999-2009 affordable housing requirement is 400 units.

The majority of the Redevelopment Agency's affordable housing requirement will be met through developer inclusionary housing requirements. When developers pay fees in-lieu of constructing affordable units, these funds may be combined with Agency housing funds and leveraged against other revenue sources to help meet the affordable housing requirements.

Table 44 provides a listing of non-inclusionary housing projects contemplated within the project areas as of December 1999. At least 50 percent of the units in each project will be reserved for persons of very low income, with the remainder occupied by low to moderate income tenants.

Table 44
FUTURE NON-INCLUSIONARY HOUSING PROJECTS
San Marcos, 1999 - 2009

Project Name	Developer	Total No. Units	Planned Affordable Units
Gosnell Way Apts. (New Construction)	Agency	12	12
BridgeCreek Apts. - West Mission Road (New Construction)	Private	114	114
Autumn Ridge Apts. (Rehabilitation)	Private	192	192
Silverwood Apts. - Richmar (New Construction)	Private	50	50

Source: Five Year Implementation Plan for Project Areas 1,2,& 3 of the San Marcos Redevelopment Agency, December, 1999.

Assuming property values stabilize as anticipated a total of \$21,841,172 in housing funds should be available to fund the agency's very low, low and moderate income housing activities during the next 5 years.

Schedule: Ongoing

Implementing Agency: City Manager's Office

Funding Sources: Redevelopment Agency housing set-aside funds, and other federal, state and private funds that can be leveraged with the set-aside funds.

Program 4: Multi-Family Mortgage Revenue Bond

The City of San Marcos will utilize multi-family mortgage revenue bonds for the development of affordable multi-family housing for lower income households. Mortgage revenue bonds are bonds sold by the City to create a pool of money for subsidized mortgages. The bonds are serviced through a return rate on the mortgage or resold on the bond market. The City anticipates developing 105 low income households through this program.

Schedule: Ongoing

Implementing Agency: City Manager's Office

Funding Source: Bonds

Program 5: Community Development Block Grant (CDBG) Funded New Construction and Acquisition/ Rehabilitation

The City will continue to support nonprofits in their applications to the County of San Diego for Community Development Block Grant (CDBG) funds through the Notice of Funding Availability process for the Urban County. To date the City of San Marcos has worked with the following non-profit and for-profit developers:

Bridge Housing Corporation
Southern California Housing
Orange Housing
Community Housing of North County
Affirmed Housing (for-profit developer)

CDBG funds provide federal dollars to local communities for use in the development of affordable housing or for other community development endeavors. In recent years, block grant funds have been used to fund a variety of projects including: individual developments; housing programs; write-downs for the cost of land for residential units for low and moderate income households; acquisition and rehabilitation of substandard units; and infrastructure improvements to assist in the elimination of slums and blight, or meet other community development needs.

Schedule: Ongoing

Implementing Agency: Planning Division

Funding Source: U.S. Department of Housing and Urban Development (via the County of San Diego)

Program 6: Low Income Housing Tax Credit (LIHTC) Funded New Construction and Acquisition/ Rehabilitation

The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. The capital subsidy allows rents to be set at below market rates. The City anticipates the construction of 511 new lower income housing units and the acquisition and rehabilitation of 265 lower income units using these funds.

Schedule: Ongoing

Implementing Agencies: Planning Division, Tax Credit Allocation Committee (TCAC)

Funding Source: Tax Credit Allocation Committee (TCAC)

Program 7: Consistency with the Regional Growth Management Strategy

The City will consider initiating a program to implement the policies contained in the Regional Growth Management Strategy's Land Use Distribution Element in the land use element of its general plan. The City has three planned light rail transit stations located within its boundaries. The three planned light rail stations are the Palomar College Station, San Marcos Civic Center Station, and California State University San Marcos Station. The newly constructed San Marcos City Hall is directly adjacent to the Civic Center rail station. The transit station proposed next to the California State San Marcos, will benefit the University, which is already a major regional activity and employment center, and will continue to expand. In addition, two hospitals are planned for development on sites adjacent to the University.

The Land Use Distribution Element recommends that jurisdictions focus new office, residential, and other development around these rail stations. As a part of this program the City should consider locating its highest planned land use intensities and encouraging mixed use development and a mix of housing types around these transit stations. This program will help the city provide a broader range of housing types, housing for employees, and shortened commutes.

Schedule: Ongoing/Concurrent with future updates of the General Plan

Implementing Agency: Planning Division

Program 8: Second Dwelling Units

This program permits the construction of second dwelling units on single family parcels. The City anticipates development of 12 second dwelling units during the next housing element cycle. The City will review its accessory or second dwelling unit regulations (Municipal Code Section 20.88.110) to ensure that they are consistent with state law (Government Code Section 65852.5).

Schedule: Ongoing/Review of second unit ordinance – 12 months from date of Housing Element adoption

Implementing Agency: Planning Division

Program 9: Senior Housing/ Assisted Living Units

This program encourages developers to provide senior housing and assisted living units through processing assistance, fee reductions, and other appropriate incentives. The City anticipates the development of 60 senior housing units through this program.

Schedule: Ongoing

Implementing Agency: Planning Division

Funding Sources: Redevelopment Tax Increment Financing, CDBG, HOME, Low Income Tax Credits

Program 10: Transitional Housing/ Homeless Shelters

State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. To ensure compliance with this requirement, the City will review its current processes and regulations for the siting of these uses. If they are found to unduly restrict these uses, the City will modify its zoning ordinance accordingly. Furthermore, the City will assist homeless services providers proposing to construct transitional housing or homeless shelters in San Marcos find appropriate sites for development. The City will also participate in any subregional efforts to provide these facilities.

Schedule: Ongoing/24 months from adoption of the Housing Element in conjunction with the City's comprehensive zoning ordinance update

Implementing Agency: Planning Division

Funding Sources: Redevelopment Tax Increment Financing, CDBG, HOME, Low Income Tax Credits

Homeownership Opportunities

Program 11: San Diego Regional Mortgage Credit Certificate Program (MCC)

The City will continue to participate in the San Diego Regional MCC program. This program entitles qualified first time home buyers to take a federal income tax credit of 20 percent of the interest paid on the mortgage used to buy their home. The credit reduces the buyers' income taxes and increases net earnings, thereby increasing the buyers' ability to qualify for a mortgage loan.

Qualified applicants must be first time homebuyers earning no greater than 120 percent of the area median income.

Schedule: Ongoing

Implementing Agencies: Planning Division, San Diego Regional Mortgage Certificate Program

Funding Source: California Debt Limit Allocation Committee (CDLAC)

Program 12: County of San Diego Down Payment and Closing Cost Assistance Program (DCCA)

The City will provide information to prospective home buyers about the County of San Diego's DCCA program. This program offers low interest deferred payment loans of up to \$3,000 for low income first time home buyers. The loan funds may be used to pay down payment and closing costs on the purchase of a new or resale home.

Schedule: Ongoing

Implementing Agencies: Planning Division, Housing Authority of the County of San Diego

Funding Source: Housing Authority of the County of San Diego

Program 13: California Housing Finance Agency (CHFA) Down Payment Assistance Program

The City will continue to provide information to prospective home buyers about CHFA's Down Payment Assistance Program. This program provides down

payment assistance to the following applicants: a) applicants purchasing a home in an economically distressed area, b) applicants purchasing a home with a maximum sales price of \$110,000, or c) low income first time home buyers. Applicants must be purchasing a newly constructed home. The amount of down payment assistance varies. Down payment assistance comes from a full or partial rebate of the local school facility fee paid by the builder when the new home building permit was obtained.

Schedule: Ongoing

Implementing Agencies: Planning Division, CHFA

Funding Source: CHFA School Fee Down Payment Assistance Program

Program 14: San Diego Area Housing and Finance Agency "Lease-to-Own" Program

The City will explore joining a Joint Powers Agency (JPA) that will assist home buyers who may have difficulty purchasing a home in the traditional market. Through this program, the JPA will purchase properties through Freddie Mac. The prospective home buyers may not qualify for a home purchase initially, and are actually tenants for up to three years, until they can qualify to assume the home loans. After three years, following credit checks, the purchaser then assumes the home loans and becomes a property owner. The JPA provides financing of this three-year interval, and management of the leases and credit checks.

Schedule: Ongoing

Implementing Agency: Planning Division

Funding Source: San Diego Area Housing and Finance Agency

Program 15: Mobile Home Down Payment Assistance Loan Program

This program offers down payment assistance to assist qualified, low to moderate income buyers acquire publicly owned spaces in converted mobile home parks.

Schedule: Ongoing

Implementing Agency: City Manager's Office

Funding Source: Redevelopment Housing Set-Aside Funds

Rental Assistance/ Conservation

Program 16: Section 8 Rental Assistance

The City will continue to contract with the San Diego County Housing Authority to administer the Section 8 Rental Assistance Program, and will support the County's applications for additional Section 8 allocations. This program provides rental assistance to eligible very low and low income households. The subsidy represents the difference between the rent that exceeds 30 percent of a household's monthly income and the actual rent charged.

Schedule: Ongoing

Implementing Agencies: Planning Division, Housing Authority of the County of San Diego

Funding Source: U.S. Department of Housing and Urban Development

Program 17: City of San Marcos Rental Assistance Program

The City of San Marcos Rental Assistance Program will provide very low income households (below 50% of area median income) affordable housing by offering a subsidy to apartment owners in exchange for five to 55 years of restricted rent on one or more units. This program may be offered city wide or targeted to meet special needs.

This program is designed to help the city meet its regional fair share housing goals. A unit must be affordable to a very low income household for at least five years to meet the SANDAG self-certification requirements. The city will provide a monthly rent subsidy to apartment owners participating in the program.

The Rental Assistance Program provides participating apartment owners the difference between market rent for the unit and the very low income rent level. The subsidy amounts are based on current market rent for comparable units in that apartment complex. The maximum market rent eligible for this program is the current San Diego County Section 8 program fair market rent (FMR).

Schedule: Ongoing

Implementing Agency: Planning Division

Funding Source: Redevelopment Agency Housing Set-Aside Funds

Program 18: Condominium Conversion Requirements

The City's inclusionary housing program requires that no condominium/cooperative conversion project shall be permitted unless at least 15 percent of the units are reserved for lower or moderate income households or an in-lieu fee is paid, as determined by the City Manager.

Implementing Agency: City Manager's Office

Program 19: Mobile Home Park Conversion Ordinance

This program requires that before a permit is granted for the conversion of a mobile home park to a non-residential use, the City must determine (among other things) that there are sufficient mobile home park spaces available for all the units to be relocated and that the conversion would not result in a shortage of housing opportunities within the City.

Schedule: Ongoing

Implementing Agency: Planning Division

Program 20: Mobile Home Park Rent Review Program

This program protects mobile home park tenants from unwarranted rent increases. The City reviews and approves rent increases for mobile home parks to ensure that rents are kept at a reasonable level.

Schedule: Ongoing

Implementing Agency: City Council

Maintenance and Preservation

Program 21: Community Development Block Grant Funded Rehabilitation

The City will continue to participate in the Urban County Block Grant (CDBG) that provides funds for loans and grants to rehabilitate substandard housing.

Schedule: Ongoing

Implementing Agencies: Planning Division, Housing Authority of the County of San Diego

Funding Source: U.S. Department of Housing and Urban Development CDBG

Program 22: Redevelopment Agency Tax Increment Financing Funded Rehabilitation

The City will utilize Redevelopment Agency Tax Increment Financing funds to rehabilitate substandard housing. A significant number of multi-family units have been substantially rehabilitated within the Project Areas, and as the existing housing stock ages, the need for rehabilitation will increase. Loan and grant programs could be used as described in the Five-Year Implementation Plan.

Schedule: Ongoing

Implementing Agency: Planning Division

Funding Source: Redevelopment Agency Housing Set-Aside Funds

Program 23: Residential Rehabilitation Assistance Program

The City will continue to advertise the Housing Authority of the County of San Diego's Residential Rehabilitation Assistance Program. This program offers low-interest home improvement loans to eligible homeowner/occupants. To be eligible to receive this loan, the applicant's family income must be below eighty percent (80%) of San Diego County's median income as adjusted for family size. Loans of up to \$20,000 are available for single-family homes, with up to \$7,500 available for mobile home rehabilitation. Based on past experience, it is anticipated that about 10 homes will be rehabilitated a year. Loans take one of two forms.

Direct Amortized Loan

Direct amortized residential rehabilitation loans are offered to eligible single family and mobile home owners at five percent (5%) interest. The amount of the loan is determined based on the actual cost of rehabilitating the property and the borrowers' ability to repay the loan. The entire loan balance, principal and interest, may be amortized for a maximum of 15 years and is paid in monthly installments.

Deferred Loan

Deferred loans subsidize the difference between what the applicant can afford to pay for rehabilitating their property and the total cost of the rehabilitation project. Money can be borrowed at three percent (3%) simple interest, which is calculated on the unpaid principal only. Loans are deferred until the property changes title.

Schedule: Ongoing

Implementing Agencies: Planning Division, Housing Authority of the County of San Diego

Funding Source: Housing Authority of the County of San Diego

Program 24: Home Improvement Program for Rental Property

The City will continue to advertise the Housing Authority of the County of San Diego's Home Improvement Program for Rental Property. This program offers zero interest deferred loans to assist the owners of rental properties with rehabilitation costs. The purpose of this program is to rehabilitate rental units that do not meet federal housing quality standards in order to increase the availability of affordable housing for low-income households. Applicants must own property with one or more buildings on a single site, under common ownership, management, and financing. Scattered site projects qualify if they are within four city blocks distance of each other. There is no limit to the number of units in each project.

To qualify, rent restrictions must be applied to the property for ten years after the time of the loan. Rents must be fixed so that the rent on 80 percent of the units does not exceed the lesser of: a) fair market rents for comparable units; or b) 30 percent of the adjusted income of a family at 65 percent median income for the area, adjusted for the number of bedrooms in the unit. The remaining 20 percent of the units must not have rents that exceed the lesser of: a) fair market rent for comparable units; or b) 30 percent of the adjusted income of a family at 50 percent median income for the area, adjusted for the number of bedrooms in the unit. At least 20 percent of the assisted units must be occupied by very low income tenants. Not less than 80 percent of the assisted units in each project must be occupied by low income tenants.

Schedule: Ongoing

Implementing Agencies: General Fund, Housing Authority of the County of San Diego

Funding Source: Housing Authority of the County of San Diego

Administrative Programs

Program 25: Housing Program Consultant

The City will continue to contract with a housing consultant to assist with administration of the housing element, monitoring existing housing programs, developing new affordable housing opportunities, and developing new housing programs.

Schedule: Ongoing

Implementing Agency: Planning Division/City Manager's Office

Funding Sources: General Fund, Redevelopment Tax Increment Financing

Program 26: Housing Element Monitoring

The City will continue to monitor and update the housing element as necessary.

Schedule: Ongoing

Implementing Agency: Planning Division

Funding Sources: General Fund, Redevelopment Tax Increment Financing

Program 27: Distribute Fair Housing Information

The City of San Marcos supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's (FHCSO) Fair Housing Program. The City distributes the FHCSO's information on fair housing, and refers fair housing questions and housing discrimination claims to the FHCSO.

The FHCSO:

1. Advocates for fair housing issues;
2. Conducts outreach and education;
3. Provides technical assistance and training for property owners and managers;
4. Coordinates fair housing efforts;
5. Assists in enforcing fair housing rights;
6. Collaborates with other fair housing agencies;
7. Refers and provides information for non-fair housing problems; and,
8. Counsels and educate tenants and landlords.

Additionally, as part of the CDBG process, the City will explore additional opportunities to enhance fair housing in the City.

Schedule: Ongoing

Implementing Agencies: Planning Division, Fair Housing Council of San Diego

Funding Sources: CDBG, Fair Housing Council of San Diego

Program 28: Removal of Governmental Constraints

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City's zoning ordinance includes a variety of density ranges that provide opportunities for housing to be built for all income levels. To further assist in the provision of affordable housing opportunities, it is the policy and practice of the City to allow reductions in zoning requirements where appropriate and provide funds for significant infrastructure needs to help make these projects financially feasible. In addition, the City works closely with developers of affordable housing projects to expedite the project review and approval process.

The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing during the comprehensive update of its zoning ordinance and on an on-going basis. This program is consistent with the Affordable Housing Incentive Program in the Five-Year Implementation Plan for the San Marcos Redevelopment Agency

Schedule: Ongoing/24 months from adoption of the Housing Element in conjunction with the City's comprehensive zoning ordinance update

Implementing Agency: Planning Division/Redevelopment Agency

Program 29: Dispersion of Lower Income Housing

To self-certify its Housing Element, a city or county is required to provide a statement regarding how its adopted housing element or amendment addresses the dispersion of lower income housing within its jurisdiction, documenting that additional affordable housing opportunities will not be developed only in areas where concentrations of lower income households already exist, taking into account the availability of necessary public facilities and infrastructure.

It is the policy of the City of San Marcos to ensure that lower income housing opportunities are dispersed throughout the City. A number of programs are being implemented to assist in meeting this self-certification criterion. These include: the inclusionary housing program, home ownership programs in which the City participates, and mobile home park conversions. Also, the three redevelopment project areas, which cover a significant portion of the City, provide additional opportunities to disperse affordable housing opportunities. The City will continue

to promote the dispersion of lower income housing within its jurisdiction by continuing these programs and monitoring where lower income housing opportunities are being provided, and through its Five-Year Implementation Plan for Redevelopment Project Areas One, Two and Three.

Schedule: Ongoing

Implementing Agency: Planning Division

Quantified Objectives

Housing element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation and preservation activities that will occur during the five year housing element cycle. Table 45 summarizes the City of San Marcos's quantified objectives for affordable housing opportunities during this housing element cycle. These housing opportunities will help the City self-certify the next update of its housing element. Table 46 summarizes the City's quantified objectives for all four income categories for new construction.

Table 45
QUANTIFIED OBJECTIVES FOR AFFORDABLE HOUSING OPPORTUNITIES
San Marcos, 1999-2004

Program	Income Category			Totals
	Extremely Low	Very Low	Low	
New Construction				
Terra Cotta (Bridge Housing) – RDA, LIHTC	28	56	84	168
Gosnell Way 12-plex – RDA	4	8		12
Richmar Apartments (Affirmed Housing) – RDA, LIHTC, HOME	6	27	4	37
W. Mission Road Mixed Use - RDA, LIHTC	6	96		102
Prominace – Inclusionary		5	5	10
Comfort Construction (Senior Hsg.) – Inclusionary, Density Bonus		5	5	10
San Elijo Hills Specific Plan – Inclusionary, LIHTC, MRB	35	79	90	204
Second Dwelling Units			12	12
Total New Construction	79	276	200	555
Conservation/Preservation				
Section 8		38		38
Rehabilitation				
Villa Serena (SoCal) - RDA, LIHTC, MRB, HOME	13	32	30	75
Autumn Ridge (SoCal) - RDA, LIHTC, MRB, CDBG, HOPWA		38	152	190
County Funded Owner-Occupied Rehabilitation – CDBG			50	50
Total Rehabilitation	13	70	232	315
Home Buyer Assistance				
Mortgage Credit Certificates (MCCs), Downpayment Closing Cost Assistance (DCCA)			40	40
Totals	92	384	472	948

RDA = Redevelopment agency set-aside; LIHTC = Low Income Housing Tax Credit; MRB = Mortgage Revenue Bonds; Inclusionary = Inclusionary Housing Program

Table 46
TOTAL QUANTIFIED OBJECTIVES
San Marcos, 1999-2004

	Ext. Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
New Construction	79	276	200	843	1,585	2,983
Rehabilitation						
Rental	13	70	182	0	0	265
Owner	0	0	50	0	0	50
Conservation	0	38	0	0	0	38
Home Buyer Assistance	0	0	40	0	0	40
Totals	92	384	472	843	1,585	3,376

New Construction

For the moderate and above moderate income categories, the new construction quantified objectives are based on the City's share of the regional housing need. Historically, an average of about 350 dwelling units a year were built between 1990 and 1998. However, SANDAG's 2020 Cities/County Forecast projects that more dwelling units (733) will be built annually between 1999-2004. For the lower income categories, the amount of new construction is based on the projects listed in Table 45. These projects will be built using a combination of redevelopment funds, mortgage revenue bonds, and Low Income Housing Tax Credits. The City's inclusionary housing ordinance and density bonus ordinance will also be used to create affordable housing for lower income households.

Rehabilitation

The City is assisting in the acquisition and rehabilitation of two apartment projects, which total 265 units. In addition, as the City's housing stock ages, there will be an increased need for housing rehabilitation to preserve neighborhood quality. Therefore, the City also will promote the owner occupied rehabilitation programs offered by the County of San Diego, which could result in the rehabilitation of approximately 10 units per year based on the number of units rehabilitated during the 1991-99 housing element cycle.

Conservation

Currently the City has 38 residents receiving Section 8 Rental Certificates. The City will continue to participate in the County's program, ensuring that these opportunities are not lost.

Preservation

The City has no affordable housing units at risk of converting to market rate rents during the next 10 years.

PURPOSE

The purpose of the Conservation and Open Space Element is to provide a framework for managing, protecting and enhancing the natural resources of the County. The purpose of this element is to provide a framework for managing, protecting and enhancing the natural resources of the County. The purpose of this element is to provide a framework for managing, protecting and enhancing the natural resources of the County.

1.1.1. CONSERVATION AND OPEN SPACE / ENVIRONMENT

1.1.2. CONSERVATION AND OPEN SPACE / ENVIRONMENT

1.1.3. CONSERVATION AND OPEN SPACE / ENVIRONMENT

The City of San Diego is committed to the protection and enhancement of its natural resources. The City of San Diego is committed to the protection and enhancement of its natural resources. The City of San Diego is committed to the protection and enhancement of its natural resources. The City of San Diego is committed to the protection and enhancement of its natural resources.

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OPEN SPACE / CONSERVATION

D. CONSERVATION AND OPEN SPACE ELEMENT

PURPOSE

The objective of the Conservation and Open Space Element is to identify natural resources and open space areas and to provide for the preservation and managed production of natural resources, the promotion of outdoor recreation, the preservation of areas with scenic value, the preservation of endangered species, watershed protection, and the protection of public health and safety. The Conservation and Open Space Element contains goals, policies, and implementing strategy which serve as an action program to implement these objectives.

1.0 INVENTORY OF EXISTING OPEN SPACE RESOURCES

1.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES.

1.1.1 Biological Resources.

The City of San Marcos includes diverse habitats, which are shown on Figure D-1 and described by Table D-1. Plant communities of the City include Mixed Chaparral, Coastal Sage Scrub, Grassland, Riparian Woodland, Southern Oak Woodland, Freshwater Marsh, and Vernal Pools. Generally, Chaparral and Scrub communities dominate steep south-facing slopes and hillsides. Oaks Woodland is found on gentler north-facing slopes and along higher elevation streams. Riparian Woodland and Freshwater Marsh are found along watercourses and in floodplains, and Grasslands and Vernal Pools co-exist on flat ground. The dominant agricultural crops are citrus, avocado and flowers.

Four Resource Conservation Areas (RCAs) are located within the City (Figure D-1 and Table D-2). The RCAs were designated by the County of San Diego to delineate areas of biological, archaeological, and/or geological sensitivity.

The Merriam Mountains RCA, located in the Twin Oaks Valley Community, contains Mixed Chaparral, which supports a variety of sensitive and/or rare and endangered plants species. It also contains Riparian/Riparian Woodland habitats and golden eagle nests.

The Owen Peak RCA, located in the College and Twin Oaks Valley Communities, includes large tracts of Coastal Sage Scrub, which contains sensitive and/or rare and endangered plant species and potential sensitive bird species.

The San Marcos Vernal Pool RCA, located primarily in the Business/Industrial District, supports a unique assemblage of plants (see Table D-3), some of which are only found in San Diego County. The vernal pools within the RCA currently are not well-defined geographically, and the RCA has been partially destroyed by previous illegal grading activities.

The Mt. Whitney-Double Peak RCA, located in the Lake San Marcos, Questhaven/La Costa Meadows and Barham/Discovery Communities, is dominated by Mixed Chaparral, which supports a variety of sensitive and/or rare and endangered species.

Sensitive habitats are designated as such because they: (a) contain rare, endangered or sensitive plant and animal species; (b) are particularly valuable to wildlife; and/or (c) are declining in area and numbers as a result of the increase in development pressures. In terms of supporting sensitive species and general wildlife numbers, Grassland and Riparian areas, respectively, are of primary concern. The following sections describe sensitive species typically found within Grassland, Mixed Chaparral, Coastal Sage Scrub, and Riparian/Riparian Woodland Habitats. Table D-4 describes typical animal species within these habitats.

1.1.1.1 Grassland

Grasslands, which comprise approximately 8.8 percent of the City's land area, are located primarily in the communities of Twin Oaks Valley, Barham/Discovery and the College Area.

Many raptor species utilize Grassland areas as a hunting ground. These raptors include the golden eagle, blackshouldered kite, northern harrier, American kestrel, redshouldered hawk and burrowing owl. The burrowing owl is also a resident, nesting in burrows within the Grassland. All of these species appear on local, state, and/or federal lists of species of special concern. The golden eagle, which nests in the Merriam Mountains, is fully protected by the State of California. An additional bird species of concern, the grasshopper sparrow, is found in the Grassland areas of San Marcos, particularly the College Area. This bird is considered to be on the decline in San Diego County and is "blue-listed" at the national level.

Mammals include ground squirrels, coyote and bobcat along with various mice. Reptiles include coast horned lizard, side-blotched lizard, western fence lizard, striped racer and rattlesnake.

Underlying clay soils present in Grassland habitats support remnants of the native perennial bunchgrasses, such as Stipa coronata, that once were common in California. Other sensitive plant species found within this habitat include the thread-leaved brodiaea (Brodiaea filifolia) and the chocolate lily (Fritillaria bicolor). The brodiaea is considered rare and endangered by the California Native Plant Society (CNPS), endangered by the California Department of Fish and Game (CDFG) and is a potential candidate for the endangered species list by the U.S. Fish and Wildlife Service (USFWS). The lily is not officially listed by these agencies but is considered sensitive by local botanists.

Within the Grasslands of the Business/Industrial District are 275 acres of highly sensitive Vernal Pool habitats. Vernal Pools and the sensitive species that are associated with them are protected by state and federal mandates and are included within the San Marcos Vernal Pool RCA. There are 13 vernal pools supporting several sensitive plant species such as Orcutt's brodiaea (Brodiaea orcuttii), San Diego button celery (Eryngium aristulatum var. parishii), prostrate spineflower (Navarretia fossalis), San Diego thormmint (Acanthomintha ilicifolia) and the thread-leaved brodiaea. All are considered rare and endangered by CNPS. In addition, San Diego buttoncelery and the San Diego thormmint are designated endangered by CDFG. Orcutt's brodiaea, prostrate spineflower and San Diego thormmint are all potential candidates for the endangered species list by USFWS.

1.1.1.2 Mixed Chaparral

Mixed Chaparral, which comprises approximately 18.6 percent of the City's land area, occurs primarily in Questhaven/La Costa Meadows area, with additional areas found in the communities of Barham/Discovery and Lake San Marcos. It also occupies a large area of the Merriam Mountains in Twin Oaks Valley; small isolated patches exist in the Business/Industrial and in the College Area Community.

Many species of wildlife utilize this habitat, with bird species being most diverse and numerous. These species include California quail, roadrunner, common flicker, scrub jay, redtailed hawk, California thrasher and several species of warblers, sparrows and wrens. Mammals include mule deer, coyote, bobcat, gray fox, striped skunk, woodrat along with several kinds of rabbits and mice. Reptiles include coast horned lizard, southern alligator lizard, western fence lizard, gopher snake and western rattlesnake.

Mixed Chaparral also supports a variety of sensitive plant species such as a summer holly (Comarostaphylis diversifolia ssp. diversifolia), felt-leaved monardella (Monardella hypoleuca ssp. lanata), coast white lilac (Ceanothus verrucosus) and mesa club moss (Selaginella cinerascens). Summerholly and monardella are considered plants of limited distribution by CNPS. The lilac is considered rare and endangered, and the club moss is rare in California but common elsewhere.

1.1.1.3 Coastal Sage Scrub

Coastal Sage Scrub comprises about 15.2 percent of the City's land area and is scattered throughout the City. It occurs on hot, dry south-facing slopes and hillsides where soils are too shallow and undeveloped to support Mixed Chaparral. The Owen Peak RCA, which is found between the communities of the College Area and Twin Oaks Valley, is almost exclusively Coastal Sage Scrub.

Birds of Coastal Sage Scrub include many of the same species found in Mixed Chaparral along with the black-tailed gnatcatcher, a potential candidate for the endangered species list by USFWS. Mammals and reptiles utilizing the habitat are also the same as

those found in Chaparral, with the addition of the orange-throated whiptail lizard, also a candidate for the endangered species list by the USFWS.

Three sensitive plant species within Coastal Sage Scrub are mesa club moss, California adolphia (Adolphia californica) and Parry's tetracoccus (Tetracoccus dioicus). These plant species have been found to be restricted to Las Posas soils series. California adolphia is considered by the CNPS to be rare and endangered in California but common elsewhere while the tetracoccus is rare and endangered throughout its range.

1.1.1.4 Riparian/Riparian Woodlands

Riparian/Riparian Woodlands are considered very sensitive due to their high wildlife value and their diminishing status in California as a result of development and livestock grazing. Riparian habitat constitutes 1.7 percent of the City's land area and is dominated by willows (Salix spp.) and mulefat (Baccharis glutinosa) with scattered cottonwoods (Populus fremontii) and sycamores (Platanus racemosa). The woodlands extend along permanent and temporary watercourses and the extent of their development is dependent upon the amount of available water.

Three riparian systems exist within San Marcos: San Marcos Creek and its tributaries, Agua Hedionda Creek and Escondido Creek. San Marcos Creek System is the most extensive, with tributaries in all eight planning areas. Tributaries in Twin Oaks Valley contain areas of undisturbed Riparian Woodland as well as more modified riparian, which consists predominantly of herbaceous vegetation. The main creek, passing through the communities of Richmar, Barham/Discovery and Business/Industrial, also supports this type of vegetation. Agua Hedionda Creek in the College Area Community supports approximately eight acres of woodland and four acres of Freshwater Marsh. The tributaries of Escondido Creek support limited stands of Riparian/Southern Oak Woodland, a plant community considered sensitive for much the same reason as Riparian.

Breeding and nesting sites of several bird species are commonly found in Riparian Woodland, including rufous hummingbird, great horned owl, bushtit, rufous-sided towhee along with various raptors, sparrows and warblers.

Although most mammals do not reside in riparian habitats, many utilize the area as a water source and movement corridor. Mammals observed to utilize Riparian Woodland include the mule deer, coyote, bobcat, greyfox, opossum, striped skunk, wood rat along with various bat species. Reptiles and amphibians include southern alligator lizard, western fence lizard, striped racer, gopher snake, Pacific tree frog and western toad.

1.1.2 Landforms and Other Visual Resources

San Marcos is located in one of the most picturesque areas of San Diego County. Landforms such as the mountain ranges in the northern and southern portions of the City

contribute to its scenic corridors (see Figure D-2); biological resources, such as riparian habitats, provide a rich environment of plant and animal habitats; and water resources, such as San Marcos Creek and its tributaries, create a pleasant environment in San Marcos' open space areas.

The principal visual resources in San Marcos are the vistas of the foothills and mountain ranges from the communities of Twin Oaks Valley, Questhaven/La Costa Meadows, Barham/Discovery, and other scattered areas throughout the City. San Marcos is located in the Peninsular Range Province, which is a California physiographic province with a long and active history in southern California. The Peninsular Province is characterized by northwest trending mountain ranges separated by subparallel fault zones. The most prominent landforms are the mountain ranges in San Marcos, which consist of the following: Merriam Mountains and San Marcos Mountains in the northern portions of Twin Oaks Valley; Cerro de las Posas, Double Peak, Franks Peak and Mt. Whitney in the southern portions of the Questhaven/La Costa Meadows area; and Owen Mountain in Twin Oaks Valley and the College Area Community.

Primary and secondary ridgelines (see Figure D-3) in the northern and the southern mountain ranges vary in elevation, ranging from 600 feet to 1,736 feet. The foothills and mountain ranges can be classified into two slope categories; 16 to 25 percent, containing approximately 3,500 acres; and 25 percent and over, containing approximately 7,200 acres.

These mountain ranges, in conjunction with the creeks and its tributaries, have created several distinctive geologic landforms, such as Twin Oaks Valley; the valley in Questhaven/La Costa Meadows; the 100-year floodplain which extends from the northern portions of Twin Oaks Valley into the southern portions of Lake San Marcos and Questhaven/La Costa Meadows; and canyons, washes and alluvial fans, which can be found throughout San Marcos.

Plant and animal life are abundant in the RCAs, located predominantly in the communities of Twin Oaks Valley, the College Area, Business/Industrial, Questhaven/La Costa Meadows and Barham/Discovery. San Marcos Creek and its tributaries extend in virtually all of the communities, contributing to the City's rich environment, scenic corridors and open space areas that provide outdoor recreational opportunities.

1.1.3 Water Bodies

Four major water bodies and several ponds (see Figure D-4) are located within the City and its Sphere of Influence, including Lake San Marcos, South Lake Reservoir, Thibado Lake, Jacks Pond and several ponds located in the communities of Questhaven/La Costa Meadows and the College Area.

The largest waterbody is Lake San Marcos, located in the southwestern portion of the Lake San Marcos Neighborhood. The dam that formed the lake was built in the late

1930's as an irrigation reservoir; in 1962, the lake was dredged and expanded by approximately 80 acres. The lake derives its water from surface runoff, fed by San Marcos Creek and its tributaries. It is privately owned and operated, and serves as both an irrigation reservoir and a scenic recreational lake.

South Lake Reservoir, located in the Barham/Discovery and Questhaven/La Costa Meadows Communities, was built in 1956 as a water storage reservoir. The reservoir has a storage capacity of 73.3 million gallons and an approximate surface area of 30 acres.

Thibado Lake is situated northwest of South Lake Reservoir and serves as a retention lake and basin in the event of dam failure at South Lake Reservoir. This lake serves as the western boundary of a 50-acre community park.

Jacks Pond, located in Barham/Discovery Community, was built in the late 1930's as an irrigation pond. It is privately owned and operated.

Centennial Square, a partially approved, and as yet undeveloped, "Town Center" development project in the Richmar Community features a civic center, recreational activities, retail, commercial and office development around a scenic lake and park.

1.1.4 Open Space Easements

The City has designated open space easements for the retention of land for recreational opportunities, the protection of public health, safety and welfare, and the preservation of natural resources. Planned Residential Developments (PRDs) must set aside 40 percent of net acreage for common open space. Pursuant to this requirement, a 21.3 acre hill in Peacock Park (Richland Neighborhood) is subject to an open space easement, and 1.0 acre in the Owen and Johnson mobile home park (Business/Industrial) is subject to an open space easement for the preservation of biological resources and drainage control in the canyon park areas.

In addition, the Golden Door Resort in Twin Oaks Valley contains a 28.3 acre open space easement.

1.2 OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES

1.2.1 Description of Geology and Soils

1.2.1.1 Geology

The Geology of San Marcos features four bedrock units: the Bedford Canyon formation, composed of metasedimentary rocks; Santiago Peak Volcanics, composed of slightly metamorphosed volcanic, volcanoclastic and sedimentary rocks; Intrusive Igneous

Bedrock, composed of primarily dark gray gabbro and light gray granodiorite; and Eocene Sedimentary Rocks, composed of flat-lying lagoonal clay-stone, siltstone and sandstone.

The mountain ranges feature underlying Jurassic metasedimentary and metavolcanic rocks and Cretaceous igneous rocks of the southern California batholith. Late Cretaceous, Tertiary, and Quaternary sediments flank the mountain ranges to the northeast and southwest. The upper Cretaceous, Tertiary and Quaternary rocks flanking the southwestern margin of the mountains are composed of detrital marine, lagoonal and nonmarine sediments, consisting of sandstones, mudstones and conglomerates.

San Marcos Gabbro, a source of black granite, is a unique geologic feature, which has been delineated by the Merriam Mountain Resource Conservation Area (RCA) in Twin Oaks Valley. San Marcos Gabbro, unique to the San Marcos and Merriam Mountain Range, is used for cornerstone and for making tables in the music industry because of its sensitivity to instruments (*i.e.*, smooth, flat and does not expand during varying periods of weather). In addition, during the weathering process, the granite becomes iron rich (Las Posas soil series) and supports rare plant species, such as the Southern Mountain Misery (*Chamaebatia australis*) and the Felt Leaved Monardella (*Monardella hypoleuca*).

Along the valley bottoms and streambeds are alluvium/colluvium deposits which is mostly composed of loose sand, silt, clay and gravel. These unconsolidated alluvial deposits are derived from the surrounding bedrock through soil seepage and the action of running water.

1.2.1.2 Soils

Seven soil associations are found in San Marcos, as shown on the U.S. Department of Agriculture Soil Conservation Service map. Table D-5 describes these soil associations, which include the Ramona-Placentia, Fallbrook-Vista, Cienega-Fallbrook, Las Posas Association-Story, Exchequer-San Miguel, Friant-Escondido, and Diablo-Las Flores. These soils are distributed throughout the City (Figure D-5).

The poor quality of some soils in San Marcos has an adverse effect on structures and land uses. Soils defined as "poor" have at least one or, in most cases, a combination of qualities including poor drainage, high erosion, high shrinkswell, steep slope, slow permeability and poor drainage. Poor soils are located in the following communities: the eastern portion of Lake San Marcos; the northern portion of Twin Oaks Valley; the western portion of Business/Industrial; and the central portion of Questhaven/La Costa Meadows.

Alluvium, colluvium, topsoil, landslide, and Eocene sedimentary materials contain potentially expansive clays. Soil volume changes due to variations in soil moisture content may cause damage to foundations, slabs, and sidewalks. Soil volume or shrink-swell has considerable impact on the foundation of a building. An area with a high shrink-swell ratio would have a severe limitation for any potential building site. The soils communities that

have a high shrink-swell ratio (see Table D-6) are located in the following communities: the western portion of Lake San Marcos; most of Business/Industrial; the central portion of Richland; and the north- western portion of Twin Oaks Valley.

San Marcos has severe limitations for the location and construction of sewage effluent disposal systems, except along San Marcos Creek and its tributaries, where limitations are slight to moderate. This is because of the alluvial soils associated with the 100-year floodplain.

1.2.2 Agriculture

San Marcos contains approximately 3,240 acres of agricultural land, including land used for the production of avocados, citrus, tomatoes, dairy products and flowers. The dominant agricultural area is Twin Oaks Valley with 2,135 acres. Approximately 284.5 acres in Twin Oaks Valley are agricultural preserves established under the Williamson Act.

Most existing agriculture is centered around small scale commercial production (for example, wholesale nurseries and greenhouses). Avocado orchards and citrus groves are among the other agricultural uses in the City.

Non-crop agricultural uses include stables and dairies. Hollandia Dairy consists of approximately 125 acres in the Richland Neighborhood. The dairy, which produces, processes and distributes dairy products, is a member of a co-op that processes 11 to 12 million gallons of milk per year. The Hollandia Dairy produces 1.8 million gallons of milk per year from its own herd.

In general, agricultural land in San Marcos is not a valuable resource in terms of soil fertility, because soils are generally rocky, erosive, and/or have a high clay content, and/or are subject to limitations caused by nearly impervious bedrock or hardpan within the existing rooting depth. Much more land has been designated for agricultural use in the City than is currently used for agriculture. The dominant agricultural area is Twin Oaks Valley, with 2,219 acres, or about 39% of the total area, used for agriculture.

The continued availability of agriculture in the San Marcos area will be affected by agricultural economic viability, including the factors summarized in the following discussion.

One factor is access. Access to land for agricultural use must be available to permit the expansion of operations, change in farming methods, and start up of new farms.

Another factor is the cost of land. This factor is very important in determining availability of land for financially feasible agricultural production. A major contributor to the price of land is the increased demand for developable land or speculation in land for urban uses. The many factors that make land viable for agriculture also make it desirable for urban development.

Land use incompatibility between agricultural and residential uses is another major factor that affects agricultural economic viability. Examples of potential compatibility problems are: 1) the need to use safer, but more costly herbicides, pesticides, and fertilizers due to the proximity of residential development; 2) the production of additional urban air pollution which can have an effect on the selection, yield, and/or quality of many crops; and 3) the reduction in profits due to theft and vandalism from residents of nearby residential developments.

It is likely that at some time in the future, the highest return on these properties permitting agricultural uses could only be realized through non-agricultural development. Increasing land values, increased costs of farming, market constraints, and land use incompatibilities (associated with agricultural operations such as dust generation, equipment operation, etc.) could perpetuate a cycle of land use conversion. Loss of these lands would not significantly affect countywide agricultural production, but it would substantially reduce agricultural lands within the San Marcos area.

1.2.3 Minerals

The State Mineral Land Classification Study (Special Report 153) uses the term "Mineral Resource Zone" (MRZ) to describe the presence or absence of significant sand and gravel deposits and crushed rock sources. San Marcos has land designated in three mineral categories: MRZ-1, MRZ-3 and MRZ-4. MRZ-1 areas have no mineral deposits, their significance cannot be calculated from the available data. Information available for MRZ-4 areas is inadequate for assignment of these areas to any other MRZ zone.

According to the State's Mineral Land Classification Maps, the City of San Marcos is unsuitable as a source for construction materials. There are no active sand and gravel and quarry operations in the City or its Sphere of Influence. There is an old quarry in the Questhaven/La Costa Meadows area, where only sub-surface mineral resources had been extracted in the form of cement aggregate, because of the underlying granite rock formation.

Other potential mining areas with underlying granite rock are in the Merriam and San Marcos Mountains in Twin Oaks Valley. One mile north of the City's adopted Sphere of Influence (adjacent to Twin Oaks Valley) is a quarry operation owned by South Coast Asphalt Company. The quarry is on 84 acres with an estimate of 10 million tons of grandorite reserves. Adjacent to South Coast Asphalt is another quarry operation by National Quarry. National Quarry mines gabbro granite for monuments and architectural treatment on an interim basis.

1.3 OPEN SPACE USED FOR RECREATION

1.3.1 City Parks

San Marcos currently has five city parks, with proposals for additional parkland and park expansions in the near future (Table D-7). The five city parks, Linda Vista Park, Walnut Grove, Woodland Park, Optimist Park and Bougher Park, total 33 acres, and are located in the communities of Business/Industrial, Twin Oaks Valley and Richland. The Red Barn Community Center and adjacent youth building, and the Joslyn Senior Citizen Center, located behind City Hall, are indoor public recreational facilities totaling 4.14 acres.

Proposals for additional parkland and park expansions include Linda Vista Park, East Park, Town Center (Centennial Lake), West Park and Walnut Grove, totaling 155 acres in the communities of Business/Industrial, Barham/Discovery, Richmar, and Twin Oaks Valley. Lakes are proposed for the West Park and Centennial Square developments.

The City's goal in its parks and recreation planning is to meet the "Standards for Recreation Areas" set forth in Table D-8.

1.3.2 School Playgrounds

The San Marcos School District maintains four elementary schools, one junior high school, one high school, and one continuing high school, with a total of 51 acres of school playgrounds (Table D-9). In addition to these facilities, Palomar Community College has 11.3 acres of outdoor recreation. San Marcos has proposed several additional educational facilities throughout the community to serve future population growths.

1.3.3 Cultural Resources

Cultural Resources are fragile and non-renewable evidence of human activity as reflected in districts, sites, structures, artifacts, works of art, and natural features that were of importance in human events.

Two basic periods of time are generally used when categorizing cultural resources: prehistoric and historic. The San Marcos area was occupied by three prehistoric Native American peoples: the La Jolla (Millingstone period); the Lipay/Luiseno (Late Prehistoric); and the San Dieguito. The historic period began with the Spanish missionaries in the late 1700's. Soon after the Mexican-American War and California's statehood, settlers came into the valley areas and began to farm the land. The historic structures that are standing today were constructed during this period, principally between 1880 and 1902.

1.3.3.1 Archaeology

Eighty-four prehistoric archaeological sites of Native American origin have been recorded in San Marcos by various institutions. The majority of these sites are located in the communities of Twin Oaks Valley, College Area and Questhaven/La Costa Meadows. Of the 84 archaeological sites, 37 sites are of Late Prehistoric origin (2500 B.P. to Spanish

Contact); 10 sites are Early Archaic/-Millingstone (7500 B.P. to 2500 B.P.); 8 sites are Paleo-Indian (12000 B.P. to 7500 B.P.); and 28 sites are of unknown affiliation (12000 B.P.). The most frequently occurring type is the Late Prehistoric milling station, accounting for 26 percent of all sites. Excluding those of unknown affiliation, the sites are Early Archaic temporary camps, Late Prehistoric camps and Paleo-Indian camps, Paleo-Indian flake scatters, late Prehistoric milling with shell scatters, a Late Prehistoric village with rock art, isolates, pictographs, and rock structures, and a Paleo-Indian workshop/quarry.

From the 84 prehistoric archaeological sites that have been recorded, eight sites have been identified for conservation (pending upon field verification). These sites are located in the communities of Twin Oaks Valley, Barham/Discovery, the College Area, and Questhaven/La Costa Meadows. Based on their educational and scientific contribution to the community, it is recommended that these sites be preserved in their natural environment.

Three levels of probability areas for archaeological resource occurrence (low, medium and high) have been delineated, based on the cultural and environmental conditions of prehistoric Native American groups. A fourth category has also been included for those areas that have been previously studied. Many resources have already been discovered; however, within areas where development has not occurred yet, there is a potential for more archaeological findings.

A map of these resources will be kept by the City Planning Division. It is not published as part of this General Plan, in order to preclude possible harm to, or exploitation of, archaeological sites.

1.3.3.2 Historic Sites and Places

According to the Regional State Historic Preservation Office and the San Marcos Historical Museum, San Marcos has approximately 31 important older structures and places of historical and architectural importance (Table D-10 and Figure D-6). Many of these resources were built before the turn of the century and thus may be eligible for inclusion on the National Register of Historic Places (see Table D-11 for criteria). Prior to the development in these areas, additional research and evaluation of these structures should be performed by qualified historical experts, so that appropriate measures will be taken to ensure their preservation and enhancement.

1.4 OPEN SPACE FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND WELFARE

1.4.1 Floodplain

The 100-year floodplain delineates the area that a water course would inundate in the event of the maximum flood expected to occur once in every 100 years. Figure D-4

illustrates the 100-year floodplain for San Marcos Creek and its major tributaries. The San Marcos 100-year floodplain covers approximately 952 acres, extending from the northern portions of the Twin Oaks Valley Community south to the Richmar Neighborhood, where it is joined by the East Branch extending through the Richland Neighborhood. From the Richmar Neighborhood it extends west to Lake San Marcos, where it is joined by the Las Posas Branch, a tributary creek extending through both the College Area and the Business/Industrial District. From Lake San Marcos the 100-Year Floodplain extends south through the western portion of the Questhaven/La Costa Meadows Community.

The San Marcos Creek Specific Plan was adopted in 1979 to mitigate flood hazards along San Marcos Creek. Mitigation measures included concrete channels, concrete box culverts and environmental channels. In establishing this plan, the City considered existing land usage as well as future anticipated development.

The industrial park development in the Questhaven/La Costa Meadows Community included the construction of an environmental channel along San Marcos Creek with park-like amenities. At present, the industrial park is maintaining this environmental channel.

The Specific Plan adopted for San Marcos Creek includes plans to develop a trapezoidal concrete channel west of the intersection of Richland Road and Mission Road and a concrete box culvert at Bougher Road and Rock Springs Road in the Richland Neighborhood.

The San Marcos Creek Specific Plan also intends to construct both a concrete channel between the industrial and multi-family designated areas of the Richmar Neighborhood and an environmental channel in the Twin Oaks Valley Community which will contain the 100-year flood flow.

1.4.2 Unstable Soils Areas

Landsliding and slope instability in San Marcos are caused by ancient landslide, bedding plane faults, and weak claystone and siltstone beds associated with Eocene sedimentary rocks. Known and/or suspected ancient landslides exist in the western portion of the Business/Industrial Community. Landslides are believed to have occurred along weak points in the underlying rock under saturated conditions. Areas which are known to be prone to slope instability in hillside areas are located mostly in the Business/Industrial and Lake San Marcos Communities, with scattered sites in the College, Barham/Discovery and Questhaven/La Costa Meadows Communities.

1.4.3 Seismic Events

As discussed in the Safety Element, there are no known faults in San Marcos. The closest major active or potentially active faults are the Elsinore, Coronado Banks, and Rose

Canyon faults. A major earthquake along one of these faults, or in the San Jacinto fault zone located about 42 miles northeast of San Marcos, could cause significant shaking in San Marcos and possibly cause damage to poorly-designed structures. Because seismic events would affect the entire City, however, the preservation of open space is not viewed as an effective or feasible means of avoiding these impacts.

Other seismically related hazards include liquefaction of loose alluvial and colluvial soils and seismically induced or dynamic settlement, which is related to liquefaction. The potential for liquefaction and settlement is most pronounced in the alluvial soils along San Marcos Creek and its tributaries.

1.5 VACANT LAND

Approximately 10,750 acres of vacant, non-agricultural land are located within the City, constituting approximately 48 percent of San Marcos. The majority of this land is designated for agricultural and residential land uses.

1.6 LAND OUTSIDE/ADJACENT TO SAN MARCOS

To the north of San Marcos are the Merriam and San Marcos Mountains with primary ridgelines at elevations of 1,053 feet to 1,752 feet. These mountain ranges also extend to the northeast, eastern and southern areas, featuring several canyons and valleys.

To the west of San Marcos are various water resources. Several tributaries from the mountain areas form San Marcos Creek, Buena Vista Creek, Agua Hedionda Creek and Escondido Creek. These creeks flow southwesterly into their respective lagoons and then empty into the Pacific Ocean.

South of San Marcos is Questhaven Retreat. This area is partially developed and utilized for spiritual meditation. The religious retreat contains biological resources and hiking trails throughout the property.

The County of San Diego's Scenic Highway System has several north-south and east-west scenic highway corridors that are outside San Marcos' boundary. North-south scenic corridors include portions of State Highway 15 (I-15), Bear Valley Parkway, El Camino Real (S-11), State Highway 5 (I-5), and State Highway 21 (S-21). East-west corridors include Gopher Canyon Road, Del Dios Highway (S-6), Via Rancho Parkway, and San Pasqual Road.

1.7 FUTURE OPEN SPACE PRESERVATION

Figure D-10 shows present and proposed open space designations. The exact location of open space within the Twin Oaks Valley floodplain area, and along the

ridgelines of the Questhaven/La Costa Meadows Community, will be determined when specific plans are developed for the Specific Plan Areas within those communities.

The railroad right-of-way should be preserved as open space, either to serve as the right-of-way for Light Rail or, if Light Rail is not constructed, for use as a linear park.

The San Marcos Landfill should be designated as a park following its closure. If other solid waste management facilities extend the life of the landfill, a fee should be imposed for the provision of the park/open space areas.

2.0 INVENTORY OF OTHER NATURAL RESOURCES

2.1 WATER SUPPLY

2.1.1 Watersheds

San Marcos is located wholly within the Carlsbad Hydrographic Unit, an area of about 210 square miles. Four major waterways, San Marcos Creek, Agua Hedionda Creek, Buena Vista Creek, and Escondido Creek, and a number of tributaries, make up the Carlsbad Hydro-graphic Unit. In terms of watershed, the tributaries of San Marcos Creek drain the runoff from the Merriam Mountains and the San Marcos Mountains which feed into Twin Oaks Valley. As the creek flows southwesterly, there is runoff from the south facing slopes of Cerro de las Posas, Double Peak, Franks Peak and Mt. Whitney. From their respective watersheds, the San Marcos Creek, Agua Hedionda Creek, Buena Vista Creek and Escondido Creek flow westwardly and empty into the Agua Hedionda Lagoon, Batiquitos Lagoon and San Elijo Lagoon, and then eventually into the Pacific Ocean.

2.1.2 Groundwater

The San Diego region is generally arid, receiving approximately 10 inches per year of rainfall near the coast, and more than 30 inches per year in the mountains. In most cases, rainfall averages approximately 15 inches per year, most of which falls during the winter months.

Groundwater is contained in underwater aquifers and is recharged by the entire land surface. Recharge rates vary and are affected by the permeability of the ground. In an arid or semi-arid region, a slow rate of replenishment by rainfall can be far exceeded by the rate of groundwater pumping, resulting in serious problems of groundwater mining.

Groundwater in San Marcos, as in all of San Diego County, is generally limited and of poor quality due to infrequent rainfall and the high salt content of imported water. Groundwater is replenished by irrigation with imported water or percolation of wastewater throughout most of the San Diego area. Water used for irrigation naturally contains soluble salts which become concentrated in the soil-water system. When plants remove

water from this system, the remaining water is left with a concentration of salt anywhere from 2 to 10 times that of the applied irrigation water (SANDAG, 1981). These more concentrated salts gradually move downward and build up in the groundwater. Thus, the use of imported water can cause the level of groundwater to rise in many valley areas, while the quality of groundwater declines because the source of replenishment has been contaminated.

2.1.3 Domestic Water Supply

Several agencies administer and control the flow and quality of domestic water within the City of San Marcos (Figure D-7). Most residents receive their water from the San Marcos County Water District, which contracts with the San Diego County Water Authority (CWA) for its water. CWA is one of 27 member agencies in the Metropolitan Water District (MWD), which is responsible for importing and distributing water from the Colorado River Aqueduct and State Water Project to its member agencies (Figures D-8 and D-9). All of the domestic water supply provided through the SMCWD is imported. Local groundwater previously used for domestic supply became highly mineralized, and its use was terminated in the early 1950's.

Portions of the Business/Industrial District, the College Area, and the Twin Oaks Valley Community receive their water from the Vista Irrigation District. This district receives one-half of its water from Lake Henshaw and another one-half from the CWA. Currently the CWA provides service through its wholesale agency, the Bueno Colorado Municipal Water District, but plans eventually to provide direct service.

In a few areas, San Marcos residents receive their water service from either the Olivenhain Municipal Water District or the Rincon Del Diablo Municipal Water District.

The following is a brief description of each water agency.

2.1.3.1 Metropolitan Water District (MWD)

MWD has four pipelines providing service to the San Diego County Water Authority (CWA). Pipelines 1 and 2 are joined by common tunnels and act as one pipeline, which connects to the Colorado River Aqueduct at the west portal of San Jacinto Tunnel, carrying untreated Colorado River water. Pipelines 3 and 4 begin at the terminus of the San Diego Canal at Lake Skinner. These pipelines are also connected to the Lake Skinner outlet conduit manifold and the Skinner Treatment Plant effluent; thus, Pipeline 3 is capable of transporting untreated water directly from the San Diego Canal or from Lake Skinner, or of transporting treated water from the Skinner Treatment Plant.

MWD's reservoir storage available for service to the CWA is provided by Lake Skinner, which has a capacity of 45,000 acre feet. Of this amount, approximately 36,500 acre feet is usable storage when service is being provided through the Skinner Treatment

Plant facilities. Pipelines 1, 2, 3, and 4 extend south from the Lake Skinner area to a delivery point 5.9± miles south of the Riverside-San Diego County line, at which point MWD's jurisdiction ends and the CWA's begins.

2.1.3.2 San Diego County Water Authority (CWA)

The San Diego County Water Authority (CWA) is responsible for providing imported water to its 24 member agencies within San Diego County which, in turn, retail the water to local customers. In early 1980, San Marcos County Water District became a member agency by annexation and detachment from Buena Vista Municipal Water District. This made a total of 24 member agencies of the CWA. No additional area was added to the CWA by this detachment-annexation.

The source of water for each water agency depends on demand for the availability of water. Several agencies have the alternative of being supplied from a reservoir, directly from an aqueduct or a combination of direct deliveries and water from storage. Within the County, an extensive network of reservoirs is used to store water for use by some agencies, while other agencies take water directly from a pipeline of one or more of the aqueducts. CWA stores water in San Vicente Reservoir for many agencies that have little or no storage within their district.

2.1.3.3 San Marcos County Water District

The San Marcos County Water District (SMCWD) was organized in March 1955 under provisions of Division 12 of the California Water Code. The purposes of the district are to finance, construct, operate, and maintain a water and wastewater system to serve properties within the district boundaries. The District lies mainly within the City of San Marcos and serves approximately 28,100 persons. The District provides water and sewer services to the City of San Marcos, portions of the cities of Escondido and Carlsbad, and portions of surrounding unincorporated areas.

The SMCWD has approximately 100 million gallons of storage including three steel reservoirs within the City: the Meadowlark Tank with a 1.25 million gallon capacity; the Mount Whitney Tank with a 2.5 million gallon capacity; and the Las Posas Tank with a 1.0 million gallon capacity. All of these reservoirs provide fire protection and domestic service in their immediate areas.

The SMCWD is responsible for approximately 6,700 service hookups. The district also has 3 emergency interconnections with the Vista Irrigation District, the Costa Real Municipal Water District and the Rincon Del Diablo Municipal Water District. The District possesses transmission lines ranging from 3 inches to 4 inches and four pump stations. The District purchases 100 percent of its water from CWA and presently provides a monthly maximum water delivery of 1,171 acre feet. Planning or approved water system improvements include a new aqueduct storage tank. According to the district's 1981

update of its "Master Plan for Water Supply, Storage and Distribution", additional storage, pump stations and service connections can be constructed to maintain adequate supply.

2.1.3.4 Vista Irrigation District

The Vista Irrigation District was formed in August 1923, lies mainly within the City of Vista, and serves a population of 56,000. By 1995, the District's population is projected to increase to 79,000.

The Vista Irrigation District receives one-half of its water from Lake Henshaw and another one-half from the San Diego County Water authority. Actual percentages on a yearly basis vary, depending upon the availability of local water, which is dependent upon rainfall runoff. The District's distribution system consists of 300 miles of transmission mains, 13 reservoirs with a total of 40 million gallon storage and 17,000 service connections. The District possesses 20 percent ownership in the Joint Escondido-Vista Water Treatment Plant (18 mgd owned by Vista) and 5 CWA aqueduct connections with the City of Oceanside and the City of San Marcos. The District delivers an average of 2,269 acre feet of water per month.

2.1.3.5 Olivenhain Municipal Water District

The Olivenhain Municipal Water District, formed in April 1959, receives its water from MWD and CWA. The District serves the Olivenhain Valley and portions of Encinitas, Leucadia, Cardiff, Rancho Santa Fe, Solana Beach, the Cities of Escondido, Carlsbad, San Marcos and San Diego. There are over 280 miles of pipe installed, and the District's 14 reservoirs store a total of 50 million gallons of water.

2.1.3.6 Rincon Del Diablo Municipal Water District

Rincon Del Diablo Municipal Water District, formed in 1955, receives its water from MWD and CWA. The District encompasses areas within the County of San Diego and portions of the City of Escondido and the City of San Marcos, serving the water needs of a population of 14,000. There are three reservoirs totaling 10 million gallons of water storage. The District delivers an average of 4,938 acre feet of water per year.

2.1.4 Agricultural Water Use and Supply

Irrigated agriculture uses significant amounts of water. Agricultural land uses found in San Marcos include avocado orchards, citrus groves, tomatoes, greenhouses, flower farms, nurseries, dairies, stables, ranches and aviaries.

Table D-12 shows the estimated annual water application to some of these crops in San Diego County. The SMCWD supplements imported water used for irrigation with water stored in local reservoirs. Both of these are limited resources in San Marcos, as in all of

southern California. Currently, agricultural water demands constitute approximately 30 percent of annual SMCWD water sales (CWA, 1985), a greater proportion than the 20-25 percent average for agricultural water use throughout the San Diego region (SANDAG, 1981).

2.1.5 Future Water Supply

The population of San Diego County as of 1980 was 1,738,000, with a projected population of about 2,684,000 in the year 2,000. With this population dependent on the CWA for water supply, the need for water imports will increase by an average of about 10,000 acre feet per year. The total water production in the year 2000 is estimated to be 668,000 acre feet per year. Table D-13 shows projections of domestic and agricultural water needs within the CWA service area. Assuming that a minimum of at least 20 to 30,000 acre feet of local water is available annually, it will be necessary to import nearly 650,000 acre feet of water by the year 2000.

Water availability from the MWD for meeting CWA's import requirements is dependent on the total amount available to MWD from the State Water Project and the Colorado River. Depending on the type of water year, the available supply may vary from 460,000 af/year minimum to 700,000 af/year maximum prior to the construction of Delta water transfer facilities.

Water reclamation could reduce the need for imported water by the year 2000. This supplemental supply is expected to increase in small increments throughout this period. To date, 22,000 to 44,000 af/year of water reclamation capacity has been identified as economical by CWA. With a supply of water varying from year to year, the CWA must be capable of storing adequate water locally during periods when water is available to meet the demands during periods of limited water supply. It is possible that critical years and dry years could occur sequentially, severely limiting the import of water. During a period of limited water imports, it may be necessary to curtail deliveries by initiating a very strict water conservation plan, reducing agricultural water use to a minimum, and possibly implementing water rationing.

2.2 SEWER SERVICE AND WASTEWATER DISPOSAL

The San Marcos County Water District (SMCWD) provides sewer service to the City and to unincorporated areas of northern Twin Oaks Valley. The SMCWD is one of six member agencies of the Encina Joint Powers Sewer Agency, which provides sewer service to the northern San Diego County coast.

All sewage from the Encina Joint Powers service area is directed into the Encina plant in the City of Carlsbad, which has a capacity of about 18 million gallons per day (mgd) and provides primary and secondary treatment. Effluent from the plant is discharged at an ocean outfall.

The SMCWD's share of the Encina plant capacity is approximately 3.2 mgd. Near-term expansion of the plant is expected to increase the capacity to 22 mgd, and a long-term expansion to 45.75 is planned.

The SMCWD also operates the Meadowlark Reclamation Plant, which has the capacity of processing and treating two million gallons of sewage per day. After plant processing, one and one-half million gallons of water can be stored at the Stanley A. Mahr Reservoir per day. Water stored at the reservoir is solely used for landscaping and irrigation purposes.

As of December 1983, the Meadowlark Reclamation Plan was receiving sewage from the San Marcos Drainage Basin in Twin Oaks Valley and from the Questhaven/La Costa Meadows area. The SMCWD is conducting a study to assess areas which will be best served by the wastewater reclamation project, so that the plan can begin to operate at full capacity.

2.3 AIR QUALITY

2.3.1 Climactic Factors

The climate of San Marcos and all of Southern California is characterized by mild winters, warm, dry summers, and light winds. The mean temperature in Escondido, the closest weather monitoring station to San Marcos, is 61.8 degrees, with mean maximum and mean minimum temperatures of 76.2 degrees F and 47.4 degrees F, respectively. Annual precipitation at the Escondido station averages 16 inches, 90 percent of which falls between November and April.

Subsidence and radiation inversions act to degrade air quality in the vicinity of San Marcos. Subsidence inversions (elevated inversions) occur during the warmer months as descending air associated with the Pacific high pressure cell comes into contact with cool marine air. The boundary between the two layers of air represents a temperature inversion which traps pollutants. As this air layer moves eastward it becomes progressively more polluted. This situation is further complicated as trapped hydrocarbons (mobile source emissions) and oxides of nitrogen (stationary and mobile source emissions) react in the presence of sunlight to form photo-chemical smog.

The second type of temperature inversion, the radiation inversion (ground box inversion), develops on winter nights when air near the ground cools by heat radiation and air aloft remains warm. They are most common early on clear, cold winter mornings. A shallow inversion layer is formed between the two air masses which can trap vehicular pollutants such as carbon monoxide and oxides of nitrogen. Little mixing or turbulence occurs. The adverse air quality effects of the radiation inversion are most pronounced in the vicinity of congested freeways, parking lots, and intersections.

2.3.2 Regulatory Framework

The planning area is located in the San Diego Air Basin in the jurisdiction of the San Diego Air Pollution Control District (APCD) and the California Air Resources Board (CARB).

In San Diego County, the Air Pollution Control District (APCD) is responsible for ensuring that federal and state ambient air quality standards are achieved. The APCD has prepared the "1982 State Implementation Plan (SIP) Revision for the San Diego Air Basin". San Diego's original air quality plan, the Regional Air Quality Strategy (RAQS), outlined ways in which San Diego could continue to grow and yet achieve air quality standards. RAQS used the San Diego Association of Governments' (SANDAG's) regional growth forecasts to project growth. The SANDAG growth forecasts were based on existing development and future development as outlined in applicable Community Plans and General Plans.

In 1982, APCD updated RAQS by preparing the San Diego State Implementation Plan (SIP) Revision. The SIP Revision is based on revised SANDAG growth forecasts and aims specifically at reducing levels of ozone, carbon monoxide, and particulates. The SIPs for all air basins throughout the state make up the California Master SIP.

Ambient Air Quality Standards (AAQS) represent the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. Healthy adults can tolerate periodic exposure to high pollutant levels. Repeated exposure can generate health problems. High pollution levels can also injure animals, vegetation, and materials. The five primary pollutants of concern are ozone, carbon monoxide, sulfur dioxide, nitrogen oxides, and particulate matter. National Ambient Air Quality Standards (NAAQS) have been adopted for these pollutants. In addition, California has adopted slightly different standards to reflect special pollution problems in the State.

Air Quality at the Escondido monitoring station, the closest station to the project area, is assumed representative of the project area. The station is located 5 miles east of San Marcos. Table D-14 illustrates the number of days exceeding state and federal standards for the major pollutants from 1981 through 1985. Both ozone and suspended particulate matter standards were exceeded in each year of 1981 through 1985. (Summary of 1986 data has not yet been released).

The air quality data indicates that ozone is the air pollutant of primary concern in the San Marcos Area. Ozone is a secondary pollutant; it is not directly emitted. Ozone is the result of the chemical reactions of other pollutants, most importantly hydrocarbons and nitrogen dioxide, in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in San Marcos.

Carbon monoxide concentrations are usually a function of local vehicular activity. The data indicate that carbon monoxide levels in the San Marcos area have remained approximately the same over the last several years.

Particulate emissions from manmade sources have been inventoried by the SCAPCD. Vehicular traffic accounts for 58 percent and construction activities account for 25.3 percent of the man-generated particulate emissions. Natural sources of particulate emissions also contribute to the levels monitored in Escondido.

2.4 ENERGY RESOURCES

SANDAG has developed a "Regional Energy Plan" which discusses the following: the energy problems as it affects the San Diego region; the three major forms of energy used in the San Diego region: electricity, natural gas, and gasoline; and ways to reduce energy consumption or promote alternative energy sources. This section of the Conservation Element is based on San Diego's Regional Energy Plan.

2.4.1 Energy Use Trends

2.4.1.1 Residential

All urban and rural population centers in the region have access to electricity; however, approximately 25 percent of customers in the region do not have access to natural gas service. Gas line extensions are made by the San Diego Gas & Electric Company (SDG&E) based on a cost analysis of requests for service. New development that is not served by natural gas will most likely have to rely solely on electric energy or alternative sources.

Because the region has many different climates, space heating and air conditioning energy requirements vary. Another major determinant of energy demand is housing type. Multiple family units require less space heating and air conditioning due to their smaller size and insulation from ambient climatic conditions provided by adjacent units. The Regional Energy Plan indicates that a higher proportion of future housing will be built in the transitional and coastal climate zones. This trend will result in higher energy demands than would the continuation of the existing distributional pattern.

2.4.1.2 Industrial and Commercial

The service orientation of the region's economy results in a small proportion of energy use in the industrial and commercial sector as compared with the state and nation. However, many commercial and industrial enterprises in the region do use large amounts of energy in concentrated areas, namely electricity (60 percent) and natural gas (35 percent), which represents an important opportunity for energy management and conservation.

2.4.1.3 Energy Prices and Costs

The amount that customers pay for energy is an important factor in how much energy is consumed and in the economic attractiveness of energy conservation and alternative source programs. Residential prices are used for natural gas and electricity. In the San Diego region, direct energy expenditures account for about 10 percent of the typical family's after-tax income. Indirect energy costs included in the purchase price of goods and services accounts for another 10 percent to 20 percent of household income. Natural gas provides about 75 percent of home energy needs in the region.

State of California energy-conserving building standards for new residences, which were instated in 1975 and raised in 1978 and 1982, help to reduce energy cost increases in these newer housing units. About 85 percent of the housing units in the region were built before 1975, however, including most low and moderate income households.

Existing businesses and industries are faced with problems similar to pre-1975 housing. Industrial and commercial energy consumption accounts for 60 percent of total electricity need in the region and 35 percent of natural gas consumption. These users will be affected by the natural gas and gasoline price increases, as well as by real electricity prices.

3. CONSERVATION AND OPEN SPACE GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

- Goal 1: To preserve the natural resources of the planning area, including dominant landforms, plant and animal habitats, and water courses.
- Goal 2: To develop and maintain a complete parks and recreation open space system within the planning area.
- Goal 3: To preserve and rehabilitate cultural resources that are significant to San Marcos because of their age, appearance, or history.
- Goal 4: To preserve viable agricultural uses that comply with environmental management practices, and retain the rural character of non-urban lands.
- Goal 5: To retain open space areas for public safety.
- Goal 6: To promote contiguous development of vacant land.
- Goal 7: To ensure a high level of air and water quality.
- Goal 8: To promote the use of energy conservation measures.

GOAL 1

Policy 1:

Preserve prominent landforms, such as the Merriam Mountains, San Marcos Mountains, Cerro de las Posas, Mt. Whitney, Double Peak, Franks Peak, Owen Peak, the canyon areas, and the 100-year flood-plain, by conservation and management policies.

Implementing Strategy 1.1: Prepare and implement a Hillside Development Management Program establishing standards for preservation of prominent landforms, including slope/density formulas, erosion and drainage control, and landscaping, and establishing a Hillside Overlay Zone.

Implementing Strategy 1.2: Require hillside review for all proposed projects within the City's Hillside Review Overlay Zone.

Implementing Strategy 1.3: Utilize techniques such as transfer of density, PRD, and open space easements to encourage the preservation of significant natural landforms, such as canyon areas and prominent ridgelines.

Implementing Strategy 1.4: Prohibit the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces on hillside areas visible from points within the City.

Implementing Strategy 1.5: Require the incorporation of vegetative screening into any development project, except that when existing heavy brush creates a visual screen between new and existing dwelling units, development projects shall be required to clear the brush and replant for fire safety where necessary.

Implementing Strategy 1.6: Require the irrigation and landscaping of manmade slopes, in order to prevent erosion and to soften the visual appearance of the finished slopes.

Implementing Strategy 1.7: Encourage low intensity development adjacent to the floodplain to preserve vegetation habitats for wildlife, visual resource, and recreational opportunities, and to protect against flooding.

Implementing Strategy 1.8: Within the Specific Plan Areas (SPAs) identified in the Community Plans, require specific plans to provide distinct, identifiable open space corridors through ridgelines and the San Marcos Creek floodplain and watershed.

Policy 2:

Develop and/or update management guidelines for soils, slope instability, landsliding and other geological constraints to development.

Implementing Strategy 2.1: Require the use of appropriate construction techniques recommended by a registered engineer for development proposed in areas where there is a high shrink-swell behavior causing expansive soils.

Implementing Strategy 2.2: Control erosion during construction through proper planning and grading techniques in accordance with City regulations.

Implementing Strategy 2.3: Control long-term erosion by vegetation replanting and the installation of proper drainage control devices, including the use of siltation basins to reduce runoff into San Marcos Creek.

Implementing Strategy 2.4: Require soils having a high or moderate permeability capacity or rate to be left in their natural state, where feasible, to reduce run-off and encourage groundwater conservation.

Implementing Strategy 2.5: Require the revegetation of graded areas, predominantly with native plant species, except in fuel modification zones.

Implementing Strategy 2.6: Require the approval of all septic tanks by the County Department of Environmental Health and by the City of San Marcos, pending on-site tests certified by a qualified engineer.

Implementing Strategy 2.7: Prohibit sewage effluent disposal systems along San Marcos Creek and its tributaries because of the environmental concerns, including groundwater contamination and vegetation and habitat destruction.

Policy 3:

Preserve and enhance significant biological resources for the protection of rare and endangered species and for the maintenance of sensitive habitats.

Implementing Strategy 3.1: Prior to development approval, require a biological assessment performed by a qualified biologist in sensitive habitat and areas where the rare and endangered species are known or reasonably estimated to be present.

Implementing Strategy 3.2: Require a biological survey for development proposed near or adjacent to riparian and wetland habitats.

Implementing Strategy 3.3: Prohibit tree poaching, the needless removal/destruction of mature oaks and sycamores, and the unlawful hunting of wildlife.

Implementing Strategy 3.4: Establish a zoning district overlay for the protection and preservation of RCAs in areas of biological, archaeological and/or geological sensitivity.

Implementing Strategy 3.5: Require buffers or setbacks to prevent adverse impacts to riparian and wetland habitats.

Implementing Strategy 3.6: Conserve plant communities by integrating them into the project design where feasible, and/or implement techniques such as transplanting, seed gathering, and reseedling.

Implementing Strategy 3.7: Preserve sensitive plant species wherever feasible, using transplanting only as a last resort.

Implementing Strategy 3.8: Integrate large tree stands of oaks, sycamores, willows, and/or cottonwoods into project design, where feasible. Where removal cannot be avoided, mature (36"-48") specimen trees at a 1:1 ratio shall be provided as part of the final landscape plan.

Implementing Strategy 3.9: Require new development to preserve and set aside identified, native Southern California grassland habitat as a native preserve.

Implementing Strategy 3.10: Require specific plans for Specific Plan Areas to minimize impacts on biological resources by using methods such as transferring densities and clustering development.

Implementing Strategy 3.11: Consult the California Department of Fish and Game and the HCP prior to the development of any areas determined to support populations of black-tailed gnat catchers. Where feasible, the known habitat of this species shall be preserved. However, in cases where habitat is either highly localized, isolated from other larger blocks of habitat, or marginal as determined by low population densities, off-site mitigation shall be considered. In particular, the assemblage or enhancement of habitat areas shall be considered for greater mitigation effectiveness.

Implementing Strategy 3.12: Require open space preservation as a condition of project approval where feasible and effective to preserve rare or unique plants and wildlife.

Implementing Strategy 3.13: Require open space preservation as a condition of project approval to preserve significant natural features.

Implementing Strategy 3.14: Require open space preservation as a condition of project approval to preserve significant historical and archaeological sites.

Implementing Strategy 3.15: Require the designation of open space within proposed development projects in sensitive or significant natural areas.

GOAL 2

Policy 4:

Develop and implement a Recreation Plan that will specify existing and future active and passive recreational land uses and establish priorities for their development.

Implementing Strategy 4.1: Adopt and implement the standards for recreation areas shown on Table D-8.

Implementing Strategy 4.2: Incorporate equestrian and pedestrian trails, scenic roadways/highways, and a bicycle network into park and open space development.

Implementing Strategy 4.3: Coordinate with the San Marcos School District for public access to school playgrounds.

Implementing Strategy 4.4: Require adequate playground facilities to be constructed in conjunction with new schools.

Implementing Strategy 4.5: Designate the railroad right-of-way as open space, to be used as a linear park if Light Transit is not developed or if a different Light Transit right-of-way is identified.

Implementing Strategy 4.6: Utilize the San Marcos Landfill as a park upon closure of the landfill. If other solid waste management facilities extend the life of the landfill, impose a fee for the provision of other park/open space areas.

GOAL 3

Policy 5:

Preserve archaeological sites through resource management techniques, including site restoration, artifact recovery and site documentation.

Implementing Strategy 5.1: Require archaeological reviews to be performed by qualified archaeologists who are members of the Society of Professional Archaeologists (SOPA) and to include record searches and a thorough field survey.

Implementing Strategy 5.2: Prior to the approval of development projects in areas in which development has not yet occurred, require an archaeological survey. Pending survey results and evaluation of the significance and uniqueness of the site(s), further mitigation measures may be warranted (see Program 5.4).

Implementing Strategy 5.3: Require either the preservation of identified archaeological sites or the professional retrieval and local curation of artifacts prior to the development of a site. The type of preservation should depend upon the nature and significance of the archaeological resource and the practical requirements of the proposed land use, and may include preservation "in situ," site restoration, artifact recovery, site documentation, or other acceptable means. The cost of the mitigation program shall be the responsibility of the project proponent.

Implementing Strategy 5.4: Establish a zoning district or overlay for the protection and preservation of RCAs which have been delineated as areas of biological, archaeological and/or geological sensitivity.

Implementing Strategy 5.5: Require project applicants for planning level approvals (e.g. general plan amendment or zone change) to retain a SOPA-certified archaeologist to complete literature and records research prior to approval of the application. Unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the City, a field survey also shall be required.

Implementing Strategy 5.6: Require project applicants to retain a SOPA-certified archaeologist to perform a limited subsurface test-level investigation and surface collection for all cultural resource sites that have not previously undergone adequate testing.

Implementing Strategy 5.7: If on-site monitoring of grading is required, require project applicants to retain a SOPA-certified archaeologist to be present at the pre-grade conference, to establish procedures for grading, and to be present during grading activities.

Implementing Strategy 5.8: Establish detailed regulations for the evaluation, investigation, monitoring, and preservation/conservation of historical, cultural, and archaeological resources.

Policy 6:

Preserve and/or conserve historic buildings, places, and architectural features.

Implementing Strategy 6.1: Develop and implement a Historic Preservation Ordinance for the preservation of historic structures.

Implementing Strategy 6.2: Support community efforts to register local prehistoric and historic features that meet state and federal historic preservation requirements.

Implementing Strategy 6.3: Establish the feasibility of implementing a local historic registry program; if feasible, develop an implementation program.

Implementing Strategy 6.4: Encourage the preservation of historic structures on their existing sites.

Implementing Strategy 6.5: Prohibit the demolition or removal of a historic structure without an evaluation of the condition of the structure, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives, including relocation and reconstruction.

Implementing Strategy 6.6: Encourage adaptive reuse for historic structures.

GOAL 4

Policy 7:

Permit small-scale agricultural uses which do not burden the City's water supply.

Implementing Strategy 7.1: Permit compatible agricultural uses in conjunction with low density residential land uses.

Implementing Strategy 7.2: Permit intensive agricultural operations within RCAs only upon issuance of a Conditional Use Permit.

Implementing Strategy 7.3: Encourage the use of Williamson Act contracts to preserve agricultural land on appropriate sites.

Implementing Strategy 7.4: Utilize land use planning techniques and regulation to encourage a contiguous urban development pattern, to avoid fragmenting agricultural lands into increments.

Implementing Strategy 7.5: Require buffer areas within Specific Plan Areas to mitigate land use conflicts between proposed residential uses and existing agricultural uses.

Implementing Strategy 7.6: Develop policies to address and encourage the continuance of agricultural uses within the City wherever appropriate and economically feasible.

GOAL 5

Policy 8:

Reduce flood hazards, while protecting environmentally sensitive habitats and visual resources that are dependent upon natural creeks and tributaries.

Implementing Strategy 8.1: Maintain creeks and tributaries in their natural state to the maximum extent possible and promote the use of innovative site design strategies within the floodplain to maintain the natural character of waterways and maximize the use of water as a design feature.

Implementing Strategy 8.2: Encourage low intensity development adjacent to the 100-year floodplain which is sensitive to vegetation habitats for wildlife, preserve its visual resource, recreational opportunities, and provide adequate protection against flooding.

Implementing Strategy 8.3: Promote the design and use of the 100-year floodplain and adjacent land for recreation or open space buffers, where feasible, as part of the flood control improvements.

Policy 9:

Utilize open space to promote the health and safety of the community.

Implementing Strategy 9.1: Require buffers between natural open space areas and development to minimize fire hazards, as described in the Safety Element.

GOAL 6

Policy 10:

Utilize open space to promote orderly development in accordance with the Community Plans of the General Plan.

Implementing Strategy 10.1: Utilize land use planning techniques and regulation to encourage a contiguous urban development pattern, to avoid fragmenting agricultural lands into increments.

Implementing Strategy 10.2: Establish open space buffers between incompatible land uses, in order to minimize impacts such as noise and traffic generated in commercial and industrial areas.

Implementing Strategy 10.3: Require active and passive open space areas in conjunction with development for large undeveloped private land holdings.

Implementing Strategy 10.4: Permit open space easements (corridors) for San Diego Gas & Electric (SDG&E) utilities.

GOAL 7

Policy 11:

Manage and protect existing water bodies, while encouraging the development of new lakes or ponds for recreational and/or functional purposes.

Implementing Strategy 11.1: Establish programs for the protection and management of existing water bodies.

Implementing Strategy 11.2: During the development review process, encourage the use of innovative site design involving the development of lakes and ponds to deter runoff and soil erosion.

Policy 12:

Preserve watershed areas to maintain the health, safety and welfare of residents living adjacent to the City's creeks and tributaries, and to protect habitats that are environmentally sensitive and dependent upon watershed areas.

Implementing Strategy 12.1: Any proposed project which would modify the configuration of the waterways and drainage areas shall be required to submit a report prepared by a qualified hydrologist that will analyze potential effects of the project downstream as well as in the local vicinity, and the floodcarrying characteristics of the stream for development proposed in the 100-year floodplain.

Implementing Strategy 12.2: Require the retention of creeks, streambeds and local drainage areas in their natural state, where feasible.

Implementing Strategy 12.3: Prohibit the discharge of toxic wastes and untreated sewage into the City's water resources.

Policy 13:

Protect the City's limited groundwater supply in order to protect environmentally sensitive areas that are dependent upon ground- water.

Implementing Strategy 13.1: Permit low intensity land uses to use wells where it is not feasible to connect to the community water supply only if it can be proven that an adequate supply of good quality groundwater is available.

Implementing Strategy 13.2: Discourage agricultural uses that could deplete the groundwater supply by the use of wells.

Policy 14:

Manage and conserve domestic water resources by minimizing water usage and waste, in order to ensure an adequate water supply for existing and future residents.

Implementing Strategy 14.1: Require the use of drought-tolerant plants for landscaping and the use of reclaimed water for irrigation where feasible.

Implementing Strategy 14.2: Require residential, commercial, manufacturing and public projects with common green areas to install automatic irrigation systems.

Implementing Strategy 14.3: Require drip irrigation where feasible.

Policy 15:

Ensure an adequate wastewater system for existing and future development.

Implementing Strategy 15.1: Phase construction of sewer and storm drainage improvements as a condition of new development to maintain adequate service standards.

Implementing Strategy 15.2: Approve only those sewage distribution, treatment, and export expansion alternatives which are cost and energy efficient and do not create a health hazard.

Implementing Strategy 15.3: Require wastewater to be recycled and used for irrigation of open space and recreational and agricultural areas to the maximum extent possible.

Implementing Strategy 15.4: Cooperate with neighboring jurisdictions in evaluating the costs and benefits of a full range of alternatives for sewer treatment.

Implementing Strategy 15.5: Adopt a public facilities plan, providing for the phasing and financing of City infrastructure.

Policy 16:

Improve and protect the air quality of the planning area.

Implementing Strategy 16.1: Promote alternative forms of transportation, such as public transit, bicycles, pedestrian walkways, vanpooling, and carpooling, and support the development of a light rail transit system.

Implementing Strategy 16.2: Monitor air pollutants of concern on a regular basis.

Implementing Strategy 16.3: Review proposed projects for potential negative impacts on air quality, and require appropriate mitigation measures.

Implementing Strategy 16.4: Coordinate air quality planning efforts with other local, regional, and state agencies.

GOAL 8

Policy 17:

Encourage energy conservation in order to ensure an adequate energy supply for existing and future residents.

Implementing Strategy 17.1: Encourage the use of passive solar design concepts as a way to reduce energy consumed for summer cooling and winter heating.

Implementing Strategy 17.2: Update City building code standards to require energy conservation in buildings, where feasible.

Implementing Strategy 17.3: Encourage the development and expansion of public transit facilities.

San Marcos GENERAL PLAN

BIOLOGICAL RESOURCES

-  RIPARIAN/RIPARIAN WOODLAND • HIGH SENSITIVITY
-  GRASSLAND • HIGH SENSITIVITY
-  MIXED CHAPARRAL • MODERATE SENSITIVITY
-  COASTAL SAGE SCRUB • LOW SENSITIVITY
-  RESOURCE CONSERVATION AREA

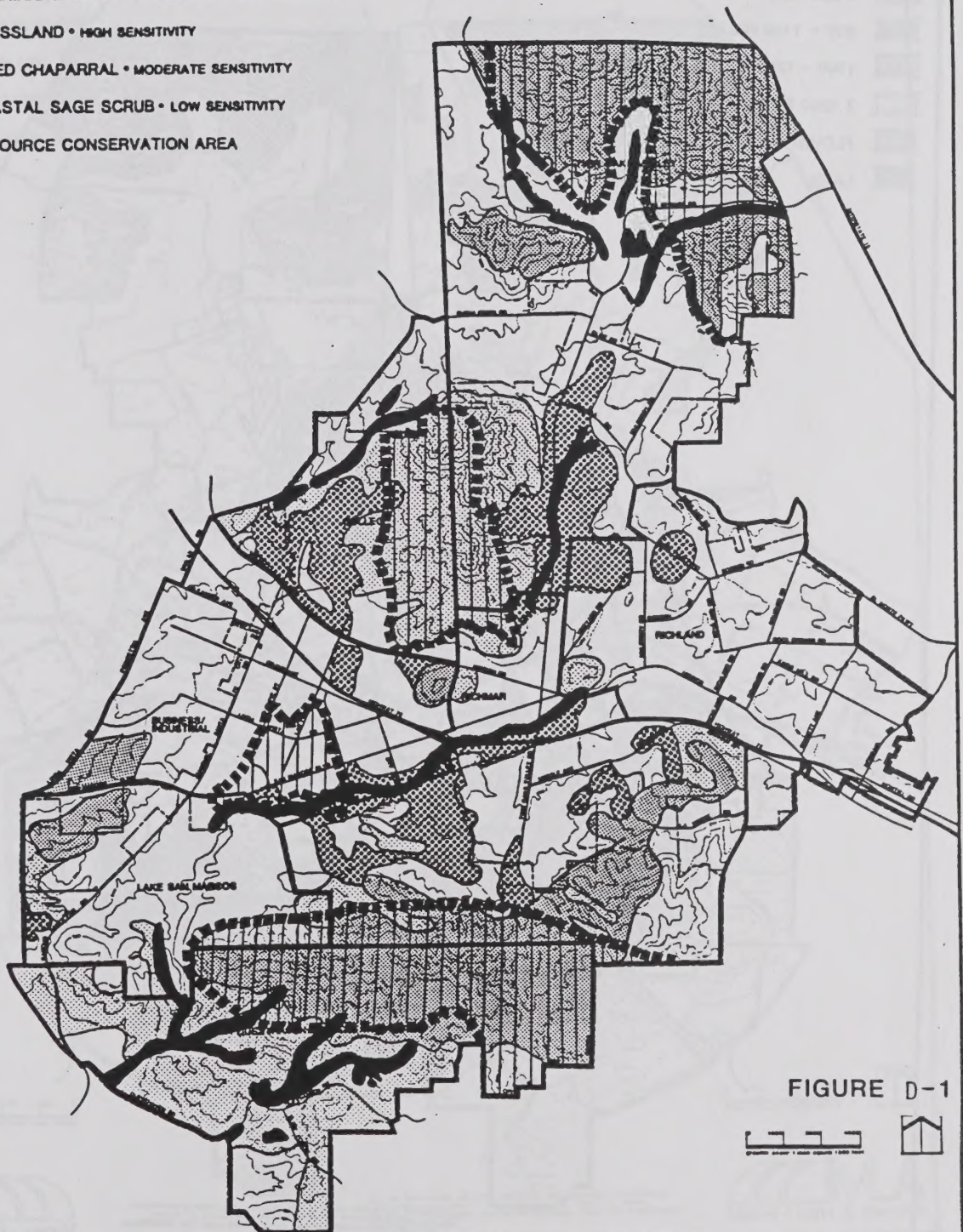
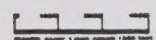


FIGURE D-1

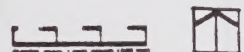
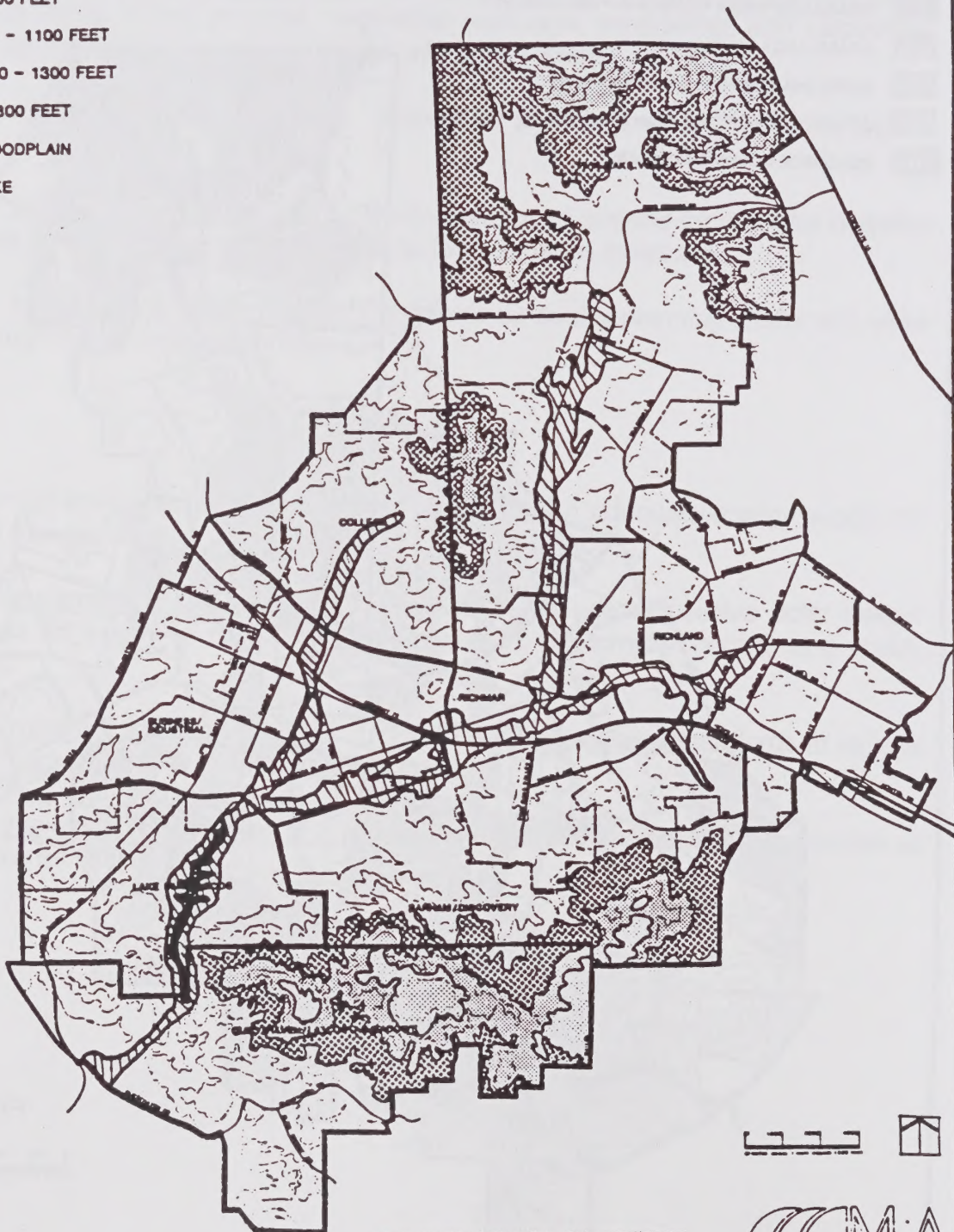


Due to the scale of this exhibit, all boundary lines shown are approximations of actual land use, area, or value. Section boundaries should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

LANDFORMS

-  < 900 FEET
-  900 - 1100 FEET
-  1100 - 1300 FEET
-  > 1300 FEET
-  FLOODPLAIN
-  LAKE



Due to the scale of this exhibit, all boundary illustrations are approximate and not intended to be used for legal purposes. Boundary locations should be obtained from the Department of City Planning.

MLA
 MOONEY • LEVINE & ASSOCIATES

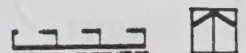
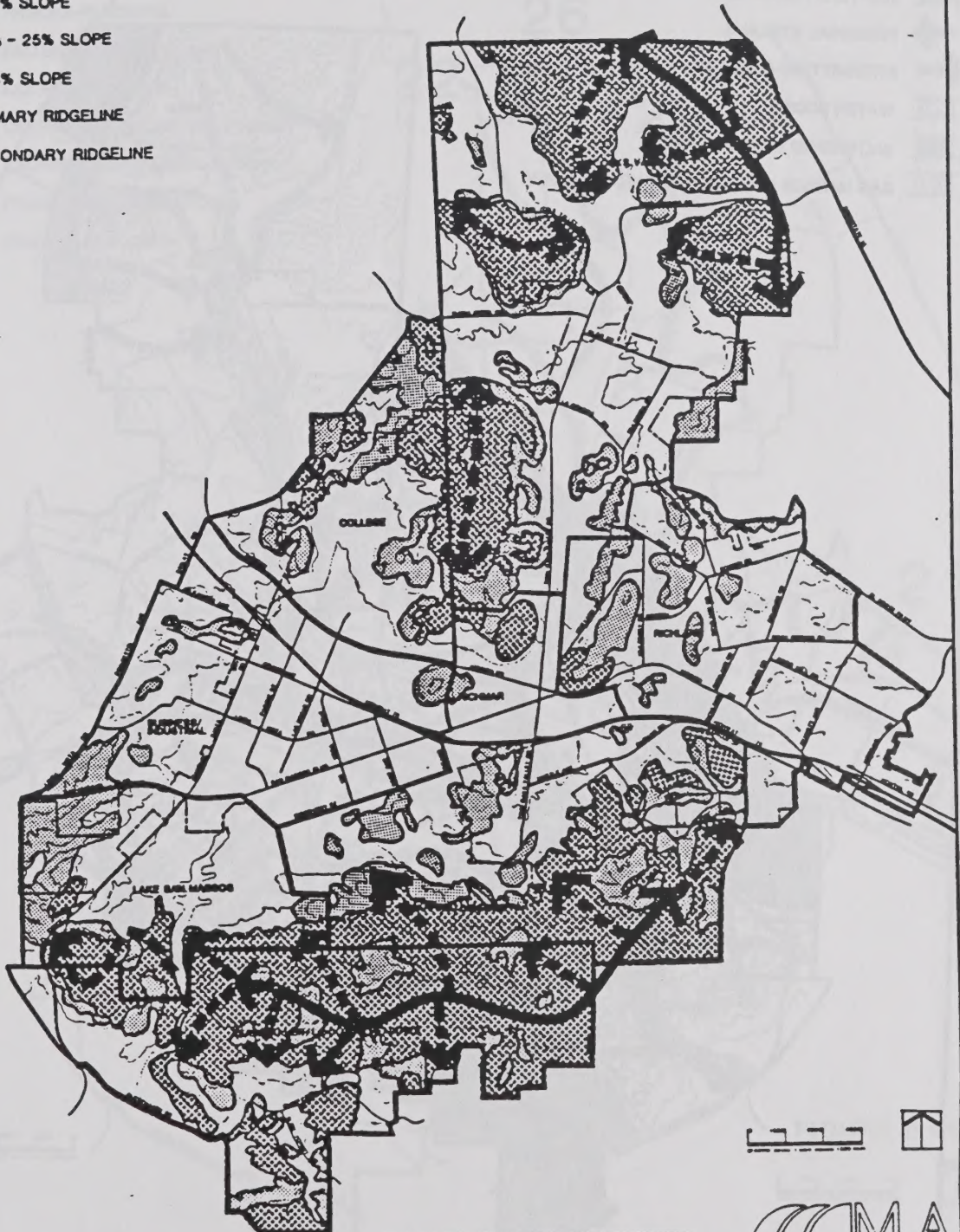
Adopted

Amended 6/1/77

San Marcos GENERAL PLAN

VISUAL RESOURCES

-  < 15% SLOPE
-  15% - 25% SLOPE
-  > 25% SLOPE
-  PRIMARY RIDGELINE
-  SECONDARY RIDGELINE

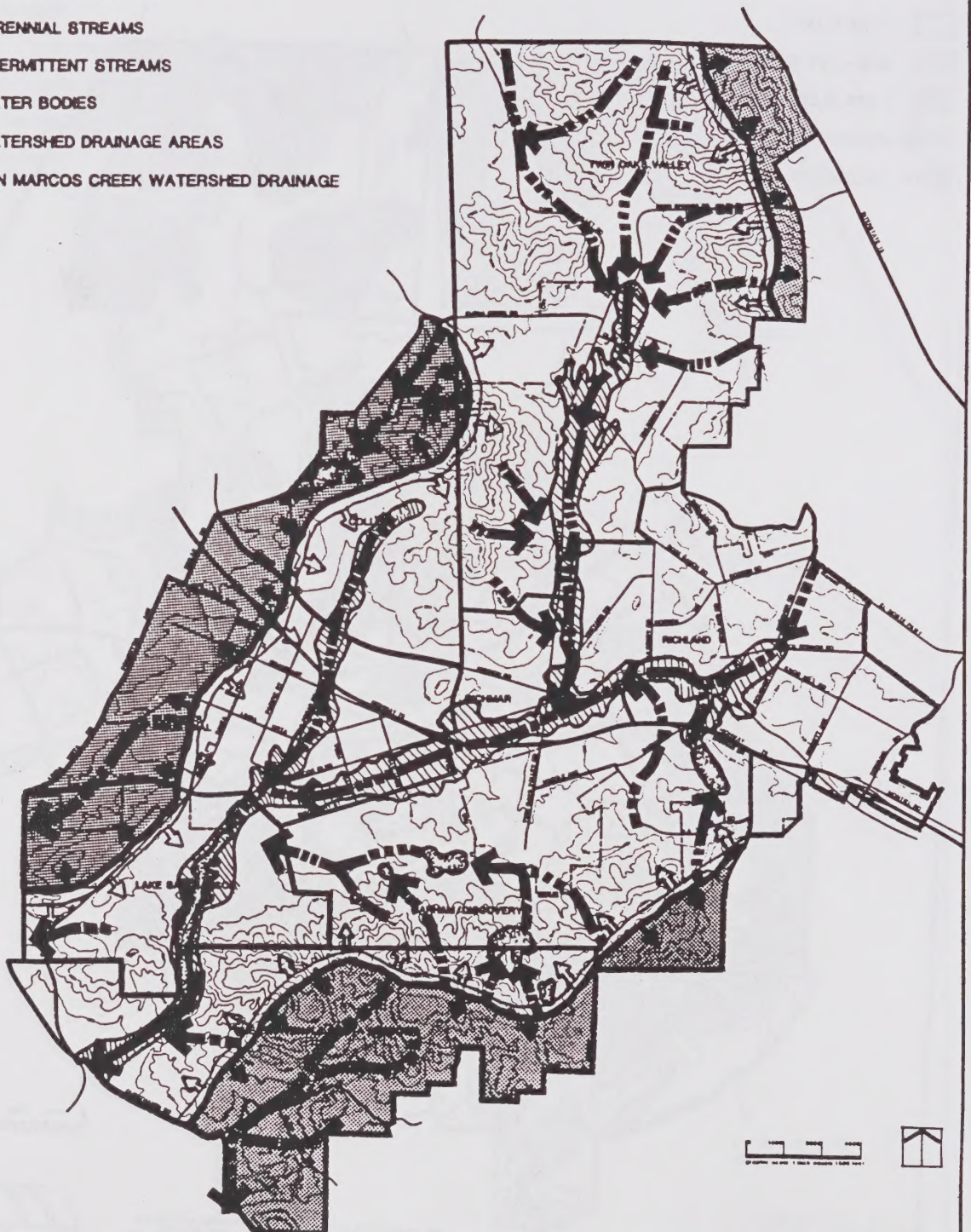


Due to the scale of this exhibit, all boundary lines shown are approximate and not intended to be used for legal purposes. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

WATER RESOURCES

-  100-YEAR FLOODPLAIN
-  PERENNIAL STREAMS
-  INTERMITTENT STREAMS
-  WATER BODIES
-  WATERSHED DRAINAGE AREAS
-  SAN MARCOS CREEK WATERSHED DRAINAGE



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

FIGURE D.-4

San Marcos GENERAL PLAN

GENERAL SOILS ASSOCIATIONS

- 8 RAMONA-PLACENTIA
- 21 FALLBROOK-VISTA, ROCKY
- 22 LAS POSAS, STONY
- 23 CIENEBA-FALLBROOK, VERY ROCKY
- 25 EXCHEQUER-SAN MIGUEL, ROCKY
- 26 FRIANT-ESCONDIDO, ERODED
- 29 DIABLO-LAS FLORES

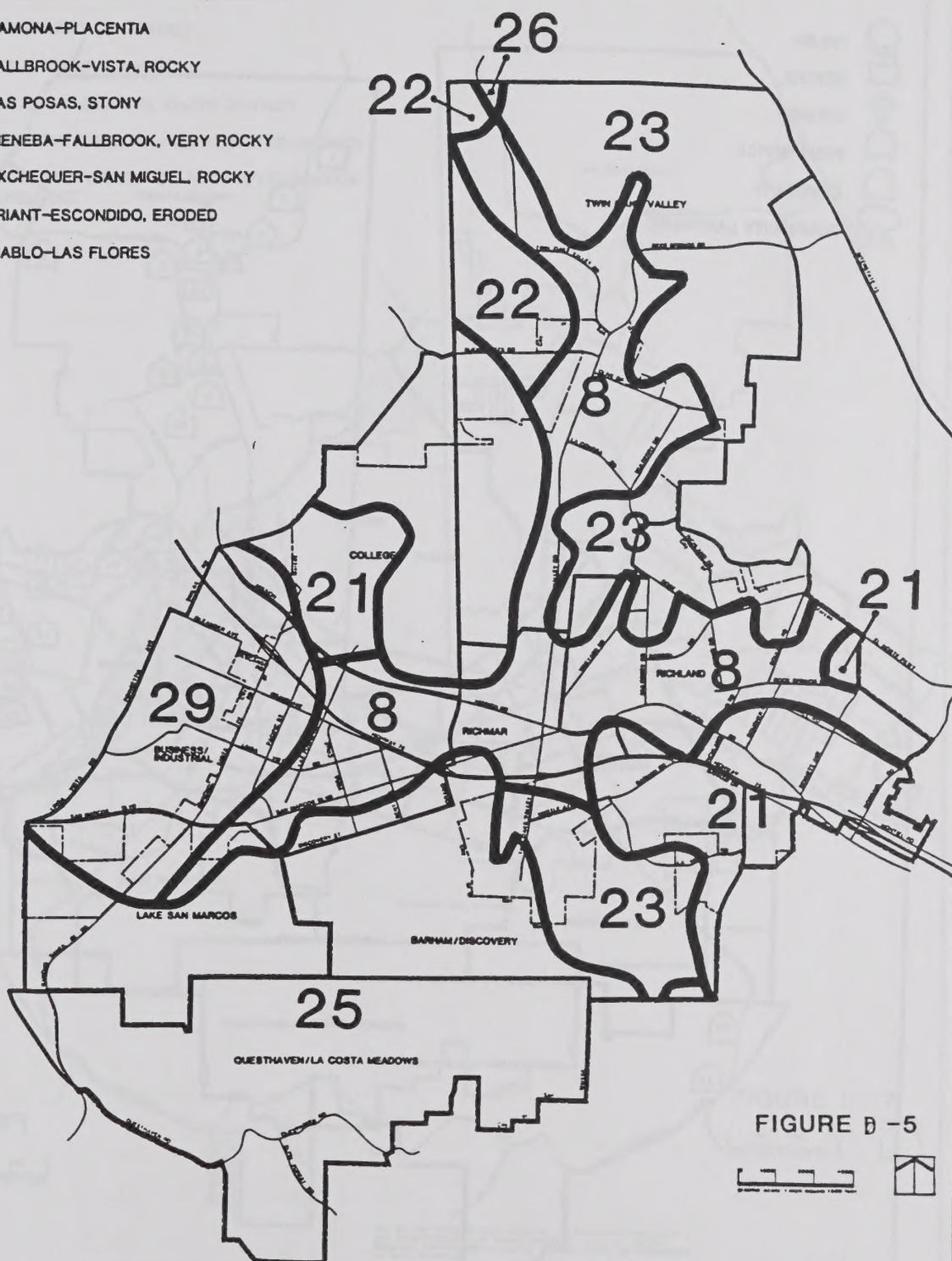


FIGURE D -5

Due to the scale of this map, all location illustrations are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

CULTURAL RESOURCES (HISTORICAL SITES)

-  HOUSE
-  SCHOOL
-  CHURCH
-  POST OFFICE
-  CEMETARY
-  COMMUNITY LANDMARK

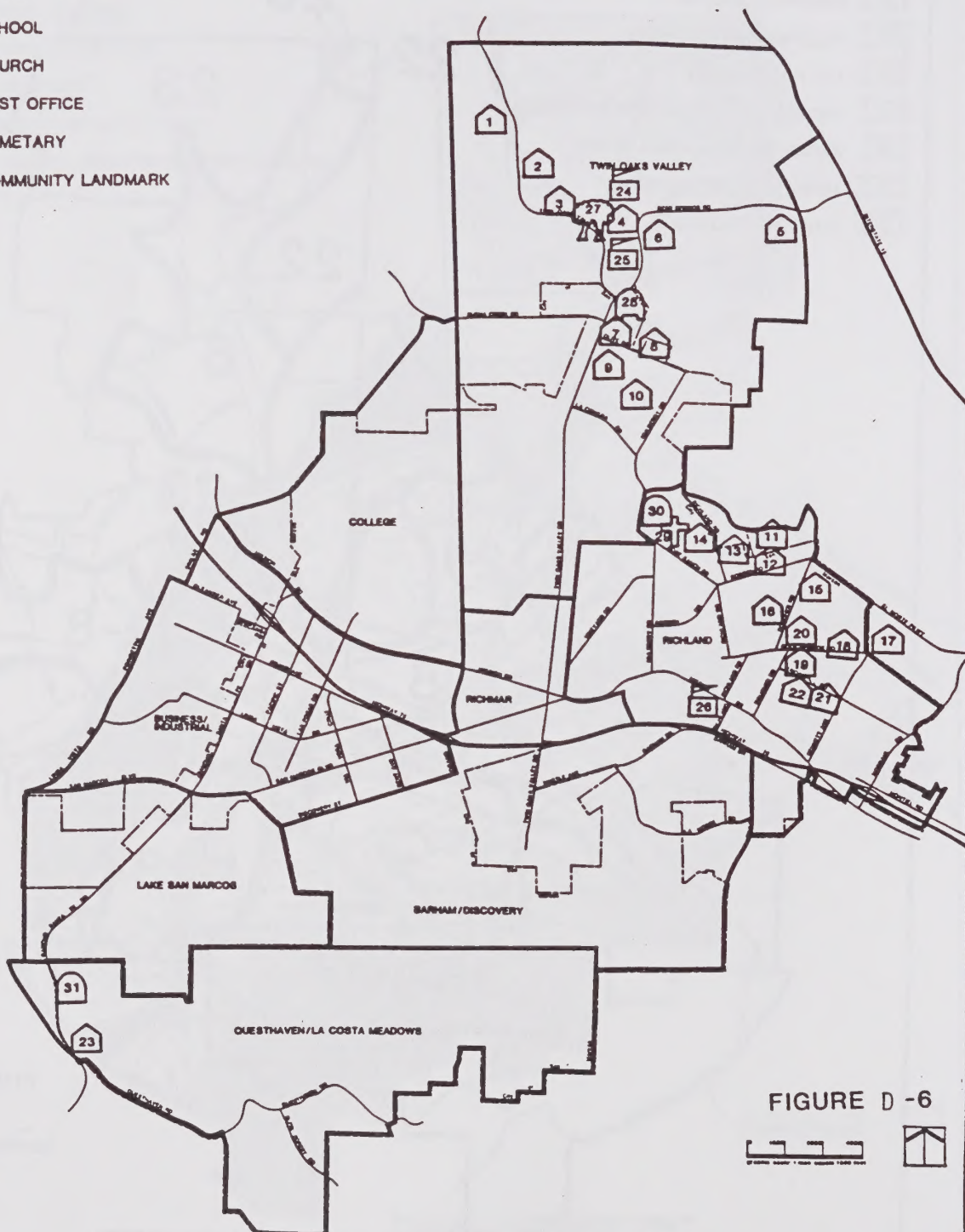
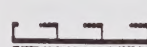


FIGURE D -6



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or size. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

WATER DISTRICTS

-  SAN MARCOS COUNTY WATER DISTRICT
-  VISTA IRRIGATION DISTRICT
-  AREA OF JOINT SERVICE
-  OLIVENHAIN MUNICIPAL WATER DISTRICT
-  RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
-  FUTURE STUDY AREA OF SMCWD/VID SERVICE BOUNDARIES

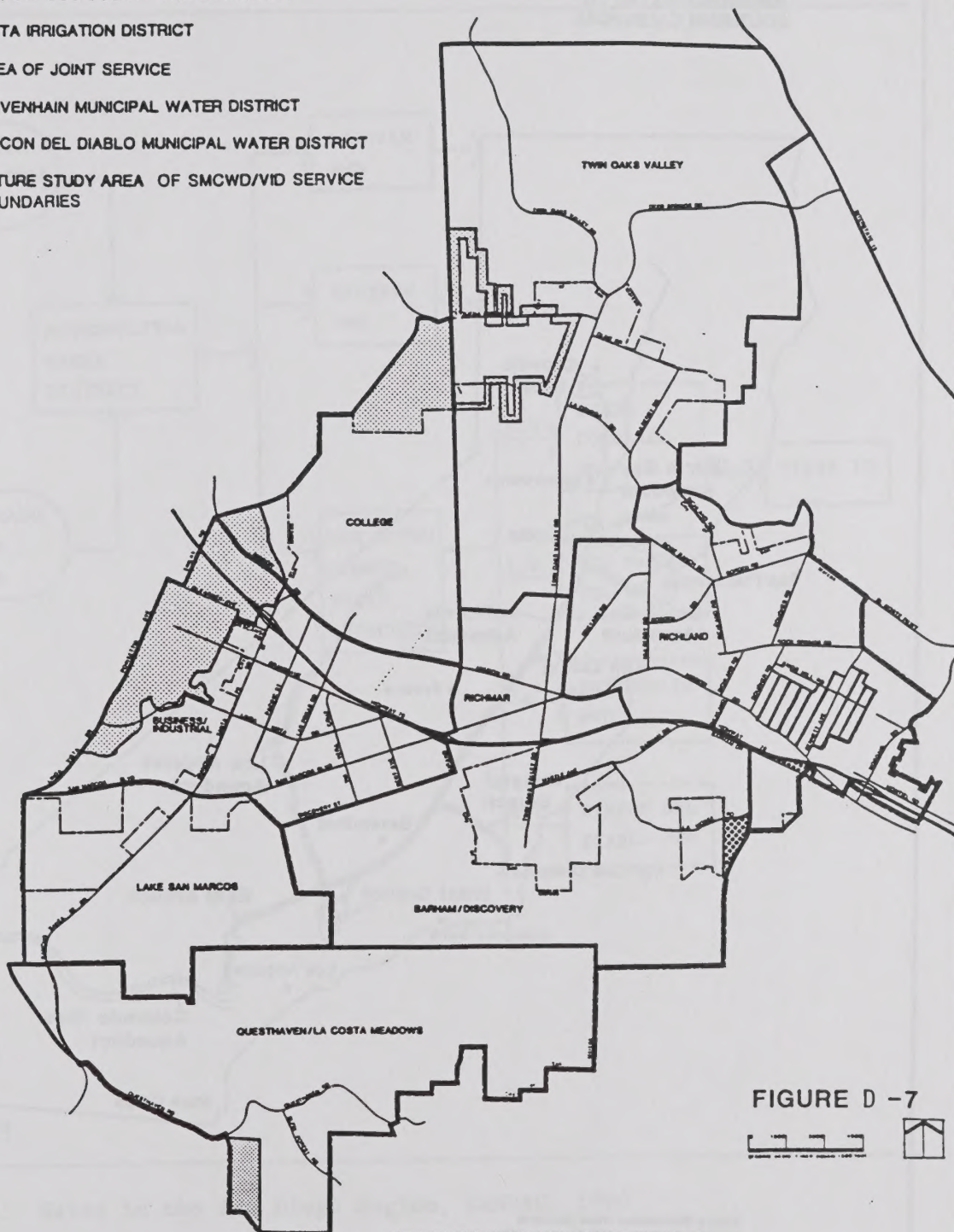
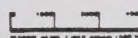


FIGURE D -7



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

WATER SUPPLY SYSTEM FOR
 IMPORTING WATER TO
 SOUTHERN CALIFORNIA

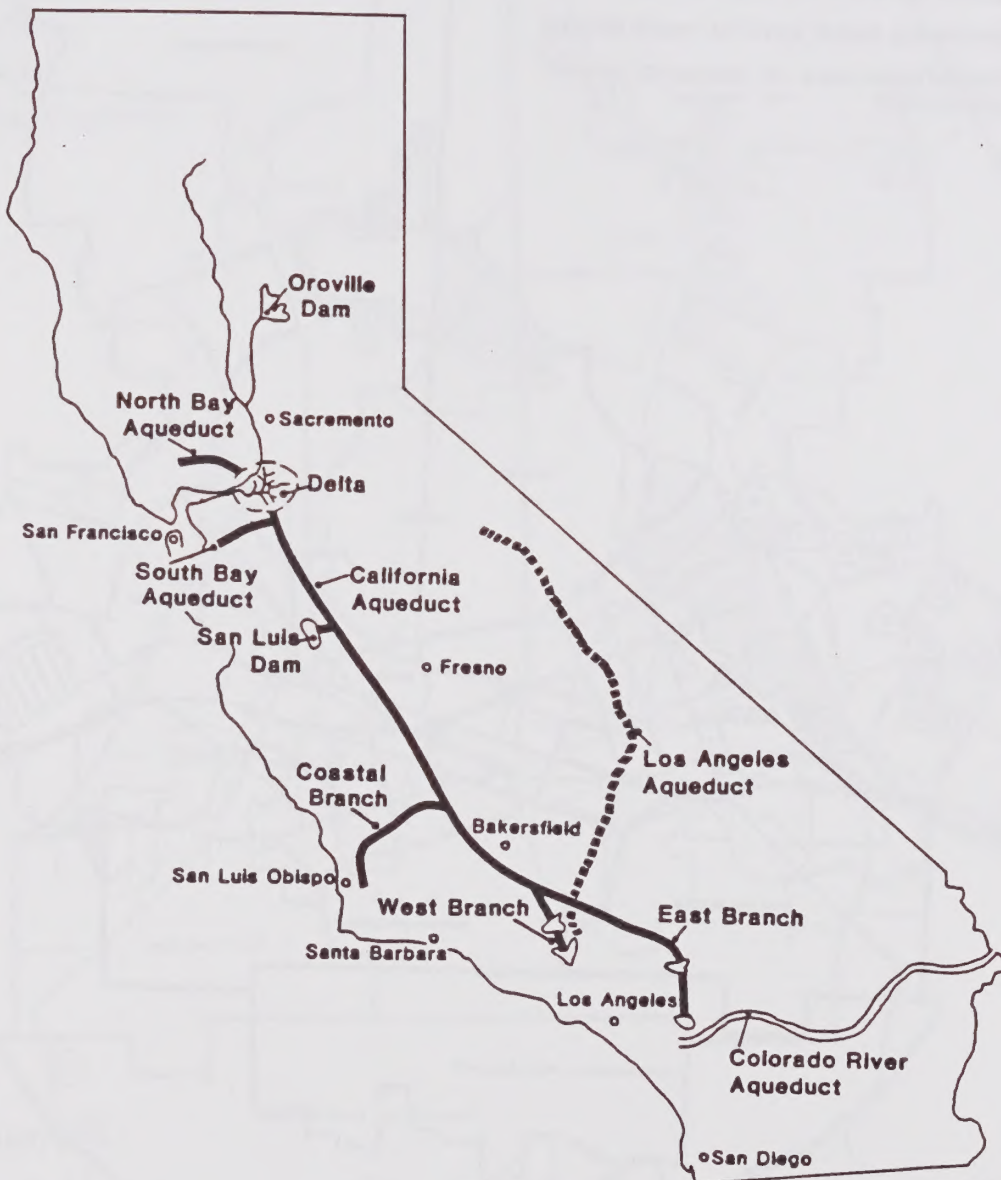


FIGURE D-8



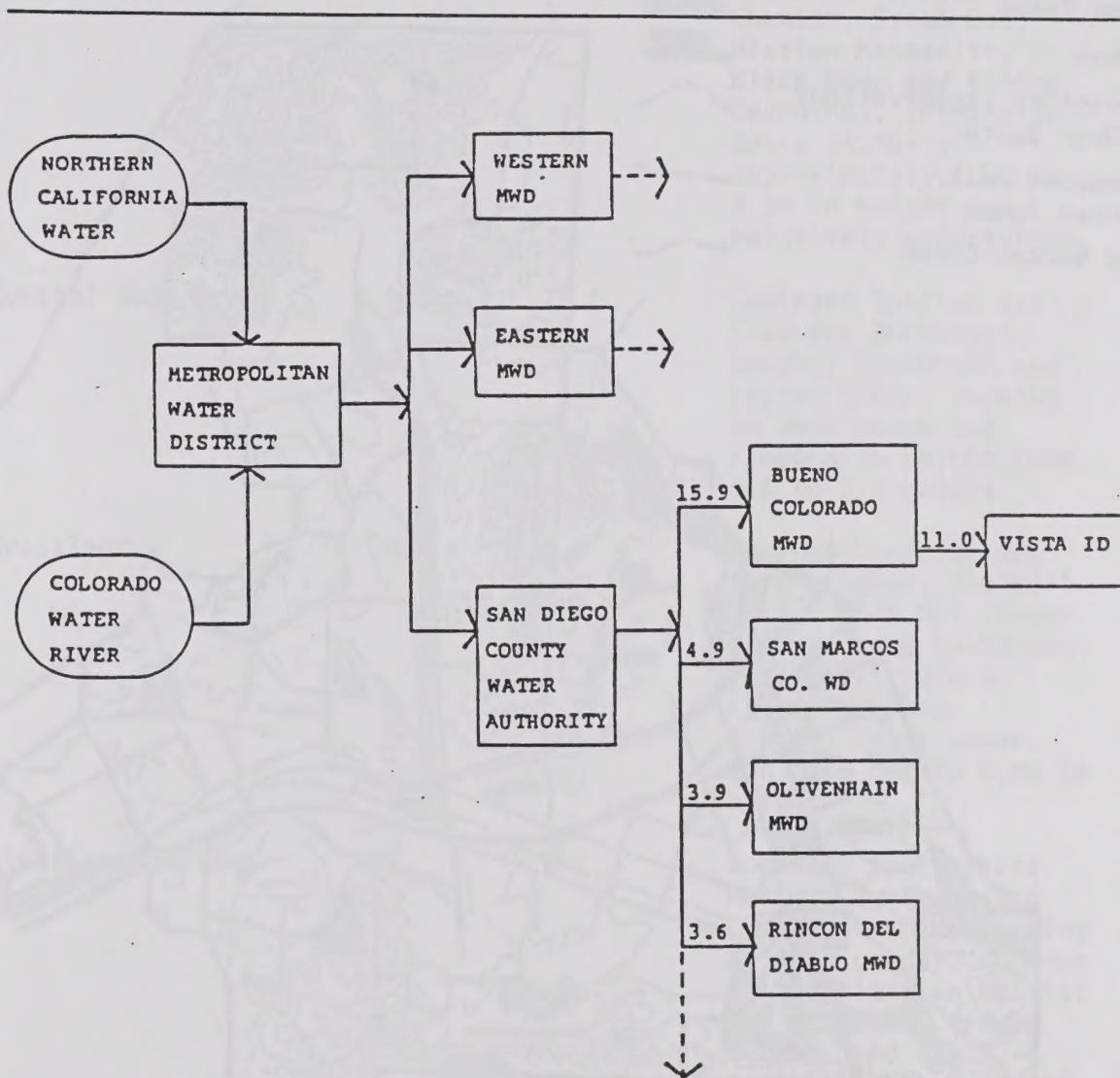
Not to scale

Source: Metropolitan Water District of
 Southern California, MWD, October, 1979

Due to the scale of this exhibit, all features shown are approximations of actual locations, sizes, or widths. Detailed information should be obtained from the Department of City Planning.

FIGURE Dr-9

SAN DIEGO AREA WATER SUPPLY HIERARCHY
(Million Gallons Per Day)



Source: Water in the San Diego Region, SANDAG, 1980.

Conservation Element

Adopted

Amended 6/16/99

San Marcos GENERAL PLAN

OPEN SPACES

Legend

Open Space

Lakes

Ridgeline Preservation/
Open Space

Commuter Rail/
Open Space

San Marcos Creek

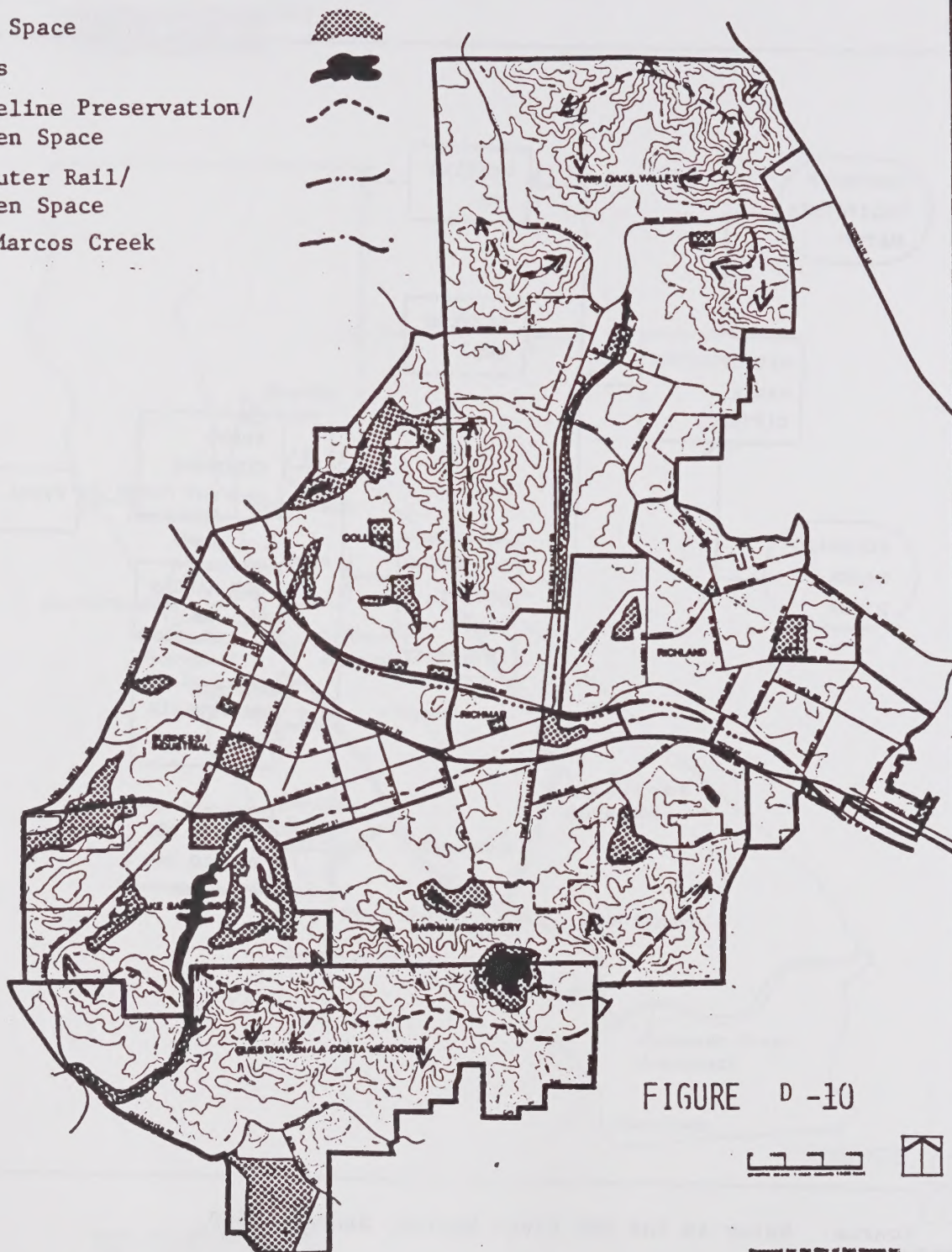


FIGURE D -10

Scale: 1 inch equals 1 mile



Prepared for the City of San Marcos by:
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Table D-1

VEGETATION/HABITAT TYPES IN SAN MARCOS

<u>Type</u>	<u>Acres</u>	<u>% of Total</u>	<u>Characteristics</u>
Mixed Chaparral	3,566	18.6	Dominant Species are Chamise, Scrub Oak, Mission Manzanita, Black Sage and Ramona Ceanothus, forming very dense stands of approximately 1.0m to 3.5m in height and relatively undisturbed.
Coastal Sage Scrub	2,927	15.2	Dominant Species are Flat-top Buckwheat, Coastal Sagebrush and Laurel Sumac, forming an open scrub and ranging in height from 0.6 to 1.5 meters.
Grassland	1,698	8.8	Dominant species are Purple Stipa, Foothill Stipa, Wild Oat, Brome Grasses, and herbaceous perennials such as Lilac Mariposa. Usually solid cover, and from 0.2 to 0.5m in height.
Riparian Woodland	328	1.7	Dominant species are Western Sycamore and Coast Live Oak, forming an open canopy. Common to the riparian habitat are deciduous trees, shrubs, and herbs, restricted to banks of lakes, perennials and intermittent streams and rivers.
Southern Oak Woodland (limited)			In association with Riparian Woodlands. Understory plants include Poison Oak, wild Rye, and California Brickellbush.

Table D -2

RESOURCE CONSERVATION AREAS IN SAN MARCOS

<u>RCA</u>	<u>Acres</u>	<u>Total</u>	<u>Characteristics</u>
Merriam Mountains	1,508	7.9	Archaeology: midden, shell, tools, ceramics; Biology: Mixed Chaparral, Riparian/Riparian Woodland, Golden Eagles' nests; Geology: San Marcos Gabbro; and visual relief.
Owen Peak	809	4.2	Archaeology: scatter of artifacts; Biology: Coastal Sage Scrub; and visual relief.
San Marcos Vernal Pools	275	1.4	Biology: Orcutt's brodiaea, San Diego button celery, prostrate spineflower, San Diego thornmint, and Thread leaved brodiaea.
Mt. Whitney-Double Peak	2,529	13.2	Archaeology: quarry, pictographs, etc.; Biology: Mixed chaparral, Coastal Sage Scrub, Riparian/Riparian Woodland; and, visual relief.

Source: San Diego County Land Use & Planning and Mooney-Lettieri & Associates

TABLE D-3

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

<u>Family</u>	<u>Scientific Name</u>	<u>Common Name</u>
Amaryllidaceae	<u>Bloomeria crocea</u>	Golden Stars
Amaryllidaceae	<u>Brodiaea filifolia</u>	Threadleaf Brodiaea
Amaryllidaceae	<u>Brodiaea jolonensis</u>	Jolon Brodiaea
Amaryllidaceae	<u>Brodiaea orcuttii</u>	Orcutt Brodiaea
Amaryllidaceae	<u>Dichelostemma pulchellum</u>	Wild Hyacinth
Amaryllidaceae	<u>Muilla Maritima</u>	Common Muilla
Apiaceae	<u>Eryngium aristulatum</u> <u>parishii</u>	Coyote Thistle
Apiaceae	<u>Lomatium dasycarpum</u>	Lace Parsnip
Apiaceae	<u>Sanicula bipinnatifida</u>	Purple Sanicle
Asteraceae	<u>Calycadenia tenella</u>	Rosin Weed
Asteraceae	<u>Chaetopappa aurea</u>	Golden Daisy
Asteraceae	<u>Corethrogyne</u> <u>filaginifolia virgata</u>	Sand Aster
Asteraceae	<u>Cotula coronopifolia</u>	Brass Buttons
Asteraceae	<u>Filago gallica</u>	Fluffweed
Asteraceae	<u>Gnaphalium chilense</u>	Cotton-Batting Plant
Asteraceae	<u>Grindelia robusta robusta</u>	Gum Plant
Asteraceae	<u>Hedypnois cretica</u>	Hedypnois
Asteraceae	<u>Hemizonia fasciculata</u>	Golden Tarweed
Asteraceae	<u>Hypochoeris glabra</u>	Smooth Cat's Ear
Asteraceae	<u>Isocoma veneta</u> <u>vernonioides</u>	Isocoma
Asteraceae	<u>Lactuca sativa</u>	Prickly Lettuce
Asteraceae	<u>Lasthenia chrysostoma</u>	Goldfields
Asteraceae	<u>Layia platyglossa</u> <u>campestris</u>	Tidy-Tips
Asteraceae	<u>Microseris linearifolia</u>	Silver Puffs
Asteraceae	<u>Psilocarphus brevissimus</u>	Dwarf Woollyheads
Asteraceae	<u>Stylocline gnaphalioides</u>	Everlasting Nest- Straw
Boraginaceae	<u>Plagiobothrys</u> <u>acanthocarpus</u>	Spinefruited Popcorn
Boraginaceae	<u>Plagiobothrys californicus</u>	Popcorn Flower
Brassicaceae	<u>Brassica geniculata</u>	Perennial Mustard
Brassicaceae	<u>Brassica nigra</u>	Black Mustard
Brassicaceae	<u>Brassica rapa sylvestris</u>	Field Mustard
Brassicaceae	<u>Lepidium lasiocarpum</u>	Peppergrass
Brassicaceae	<u>Lepidium nitidum</u>	Peppergrass
Callitrichaceae	<u>Callitriche</u> <u>lonipedunculata</u>	Water Starwort
Campanulaceae	<u>Downingia cuspidata</u>	Downingia
Caryophyllaceae	<u>Silene gallica</u>	Windmill Pink
Caryophyllaceae	<u>Spergularia bocconii</u>	Sand Spurrey
Chenopodiaceae	<u>Atriplex semibaccata</u>	Australian Saltbush

TABLE D -3 (Cont'd)

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

<u>Family</u>	<u>Scientific Name</u>	<u>Common Name</u>
Convolvulaceae	<u>Calystegia macrostegia</u>	Morning-Glory
	<u>arida</u>	
Convolvulaceae	<u>Convolvulus arvensis</u>	Bindweed
Convolvulaceae	<u>Convolvulus simulans</u>	Clay Bindweed
Crassulaceae	<u>Crassula aquatica</u>	Pigmyweed
Crassulaceae	<u>Crassula erecta</u>	Pigmyweed
Cyperaceae	<u>Eleocharis macrostachya</u>	Spike Rush
Elatinaceae	<u>Elatine brachysperma</u>	Waterwort
Euphorbiaceae	<u>Euphorbia spathulata</u>	Wart Spurge
Fabaceae	<u>Lotus scoparius</u>	Deerweed
Fabaceae	<u>Lupinus bicolor</u>	Dwarf Lupine
	<u>microphyllus</u>	
Fabaceae	<u>Lupinus densiflorus</u>	White Lupine
	<u>austrocollum</u>	
Fabaceae	<u>Lupinus longifolius</u>	Bush Lupine
Fabaceae	<u>Lupinus succulentus</u>	Succulent Lupine
Fabaceae	<u>Melilotus albus</u>	White Sweet Clover
Fabaceae	<u>Melilotus indicus</u>	Yellow Sweet Clover
Fabaceae	<u>Trifolium amplexens</u>	Bladder Clover
Fabaceae	<u>Trifolium microcephalum</u>	Maiden Clover
Gentianaceae	<u>Centaurium venustum</u>	Canchalagua
Geraniaceae	<u>Erodium botrys</u>	Long-Beaked Filaree
Geraniaceae	<u>Erodium moschatum</u>	Filaree
Geraniaceae	<u>Erodium obtusiplicatum</u>	Long-Beaked Filaree
Iridaceae	<u>Sisyrinchium bellum</u>	Blue-Eyed Grass
Isoetaceae	<u>Isoetes orcutti</u>	Quillwort
Juncaceae	<u>Juncus bufonius</u>	Toad Rush
Juncaceae	<u>Juncus dubius</u>	Mariposa Rush
Lamiaceae	<u>Acanthomintha illicifolia</u>	Thornmint
Liliaceae	<u>Calochortus splendens</u>	Lilac Mariposa Lily
Liliaceae	<u>Chlorogalum parviflorum</u>	Soap Lily
Lythraceae	<u>Lythrum hyssopifolia</u>	Loosestrife
Marsileaceae	<u>Pilularia americana</u>	American Pillwort
Onagraceae	<u>Clarkia purpurea</u>	Farewell-To-Spring
	<u>quadrivulnera</u>	
Onagraceae	<u>Gaura sinuata</u>	Butterfly Weed
Plantaginaceae	<u>Plantago bigelovii</u>	Alkali Plantain
	<u>californica</u>	
Plantaginaceae	<u>Plantago erecta erecta</u>	California Plantain
Plantaginaceae	<u>Plantago pusilla</u>	Plantain
Poaceae	<u>Avena barbata</u>	Slender Wild Oat
Poaceae	<u>Avena fatua</u>	Wild Oat
Poaceae	<u>Bromus diandrus</u>	Ripgut Grass
Poaceae	<u>Bromus mollis</u>	Soft Chess
Poaceae	<u>Bromus rubens</u>	Foxtail Chess
Poaceae	<u>Deschampsia danthonioides</u>	Slender Hair Grass
	<u>gracilis</u>	
Poaceae	<u>Festuca megalura</u>	Foxtail Fescue
Poaceae	<u>Gastridium ventricosum</u>	Nitgrass
Poaceae	<u>Hordeum murinum leporinum</u>	Foxtail Barley
Poaceae	<u>Lolium perenne multiflorum</u>	Italian Rye Grass

TABLE B-3 (Cont'd)

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

<u>Family</u>	<u>Scientific Name</u>	<u>Common Name</u>
Poaceae	<u>Phalaris paradoxa</u> <u>praemorsa</u>	Canary Grass
Poaceae	<u>Polypogon monspeliensis</u>	Rabbitfoot Grass
Poaceae	<u>Stipa pulchra</u>	Purple Stipa
Polemoniaceae	<u>Navarretia fossalis</u>	Navarretia
Polygonaceae	<u>Rumex crispus</u>	Curly Dock
Primulaceae	<u>Anagallis minimus</u>	Chaffweed
Scrophulariaceae	<u>Orthocarpus densiflorus</u> <u>gracilis</u>	Owl's Clover
Scrophulariaceae	<u>Veronica peregrina</u> <u>xalapensis</u>	Veronica
Typhaceae	<u>Typha latifolia</u>	Cattail

Addendum:

Amaryllidaceae Brodiaea sp. (undescribed) San Marcos Brodiaea
 (polyploid hybrid--possibly between B. filifolia & B. jolonensis)

Source: Palomar College, Biology Department

TABLE D -4

ANIMAL SPECIES AND THEIR CHARACTERISTICS

ANIMALS	COASTAL SAGE SCRUB	GRASSLAND	MIXED CHAPARRAL	RIPARIAN/RIPARIAN WOODLAND AND FRESHWATER MARSH
BIRDS	Ep black-tailed gnat-catcher California quail roadrunner common flicker scrub jay red-tailed hawk California thrasher several species of warblers several species of sparrows several species of wrens	Bl grasshopper sparrow S turkey vulture S black-shouldered kite S red-shouldered hawk S,P golden eagle S northern harrier S American kestrel S burrowing owl	S,P golden eagle California quail roadrunner common flicker scrub jay red-tailed hawk California thrasher several species of warblers several species of sparrows several species of wrens	S,P golden eagle rufous hummingbird great horned owl bushtit rufous-sided towhee * several species of raptors several species of sparrows several species of warblers
MAMMALS	mule deer coyote bobcat gray fox striped skunk wood rat several species of rabbits several species of mice	ground squirrels coyote bobcat several species of mice	mule deer coyote bobcat gray fox striped skunk wood rat several species of rabbits several species of mice	mule deer coyote bobcat gray fox opossum striped skunk wood rat various species of bats
REPTILES	Ep orange-throated whiptail lizard coast horned lizard southern alligator lizard western fence lizard gopher snake western rattlesnake	coast horned lizard side-blotched lizard western fence lizard striped racer rattlesnake	coast horned lizard southern alligator lizard western fence lizard gopher snake western rattlesnake	southern alligator lizard western fence lizard striped racer gopher snake
AMPHIBIANS				Pacific tree frog western toad

- Ep = a potential candidate for the endangered species list by the U.S. Fish and Wildlife Service
- Bl = Blue-listed at the national level
- P = protected by the State of California
- S = Considered sensitive on lists of local, state and/or national governments, and/or on lists of private biological organizations such as the Audubon society
- * = some species may be considered sensitive

Source: Moorau-Jelline and Associates

TABLE D -5

GENERAL SOILS ASSOCIATION OF SAN MARCOS

8. Ramona - Placentia Association

A well drained to moderately well drained sandy loam that has a subsoil of sandy clay over granite alluvium; generally occurs up to 15 percent slope; has a moderate to high shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is highly erosive.

21. Fallbrook - Vista Association

A well drained sandy loam and coarse sandy loam that has a subsoil of sandy clay loam and sandy loam over decomposed granodiorite; generally occurs between 9 and 30 percent slope; has a low to moderate shrink-swell behavior; poses severe limitations to septic tank usage; has a slow runoff permeability; and is highly erosive.

22. Las Posas Association, stony

Well-drained stony fine sandy loams that have a clay subsoil over decomposed gabbro; 9 to 65 percent slope; has a high shrink-swell behavior; poses severe limitations to septic tank usage; has a moderately slow permeability; and is moderate to highly erosive.

23. Cienega - Fallbrook Association, very rocky

An excessively drained to well drained coarse sandy loam and sandy loam that has a subsoil of sandy clay loam over decomposed granodiorite; generally occurs between 9 and 75 percent slope; has a low to moderate shrink-swell behavior; poses severe limitations to septic tank usage; has a moderate to slow runoff permeability; and is highly erosive.

25. Exchequer - San Miguel Association, rocky

A rocky well drained silt loam over metavolcanic rock; generally occurs between 30 percent and 70 percent slope; has a low shrink-swell behavior; poses severe limitations to septic tank usage; has a very slow runoff permeability; and is highly erosive.

26. Friant - Escondido Association, eroded

A well drained sandy loam and very fine sandy loam over metasedimentary rock; generally occurs between 30 and 70 percent slope; has a low shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is highly erosive.

29. Diablo - Las Flores Association

A well drained clay and moderately well drained loamy fine sands that have a subsoil of sandy clay; 9 to 30 percent slopes; has a high shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is moderately erosive.

Source: Soil Survey: San Diego Area, California by USDA Soil Conservation and Forest Service, December 1973.

Table D -6

SHRINK-SWELL BEHAVIOR

Low	Moderate	High
Vista Cienega Fallbrook Diablo-Los Flores	Ramona Fallbrook San Miguel	Placentia Exchequer Friant-Escondido

Factors Affecting Shrink-Swell Potential

Shrink-Swell Potential	Low	Moderate	High
Amount of clay and Predominate clay mineral	0-18% Clay and any Clay mineral or 0-35 % Kaolinitic clay	18-35% mixed or montmorril- lonitic clays	35% Mixed or montmorril- lonitic clays

Source: Soil Survey: San Diego Area, California by USDA Soil
Conservation and Forest Service, December 1973.

Table D -7. PUBLIC PARKLANDS

<u>Neighborhood/Community Park</u>	<u>Park</u>	<u>Acreage</u>	<u>Status</u>	<u>Use</u>
Business/Industrial	Linda Vista Park	11.00 acres 23.00	Developed Proposed Expansion	Sports, picnic, General Exercise
Barham/Discovery	West Park with Lake East Park	50.00 acres 57.00 acres	Proposed Proposed	
Richmar Neighborhood Program	Red Barn Community Center Centennial Lake	4.00 acres 15.00 acres	Developed Proposed	Indoor Rec.
Twin Oaks Valley	Walnut Grove	20.00 acres	10 Partly Developed Proposed Expansion	Equestrian, Picnic Special Events
Richland	Woodland Park Optimist Park	11.00 acres .25 acres .75 acres	Developed Grass Grass	Pool and Picnic Picnic Picnic
Total:		192.00 acres		

Source: San Marcos Department of Recreation

Table D-8

STANDARDS FOR RECREATION AREAS

Type of Area	Acres per 1000 Pop	Size of Site	Radius of Area Served	Service Area
Playlots	*	2500 s.f. to 1 acre	500-2500	Subneighborhood
Vest Pocket Parks	*	2500 s.f. to 1 acre	500-2500	Subneighborhood
Neighborhood Parks	3	Min. 5 ac. up to 20 acres	2000-10,000	1/4-1/2 mile
District Parks	3	20-100 acres	10,000-50,000	1/2-3 miles
Large Urban Parks	5.0	100+ acres	one for ea. 50,000	Within 1/2 hr driving time
Regional Parks	20.0	250+ acres	metro areas	Within 1 hr driving time

Source: Recreation Planning and Design by Seymour M. Gold

Table D-9

SCHOOL PLAYGROUNDS

Neighborhood/Community	School	Acreage	Status
Richmar	San Marcos Elementary	3.68	Developed
Richland	Woodland Elementary	4.92	Developed
Business/Industrial	Alvin Dunn Elementary	4.40	Developed
Richland	Richland Elementary	4.5	Developed
Business/Industrial	Elementary		Proposed
College Area	Elementary		Proposed
College Area	San Marcos Jr. High	8.0	Developed
Barham/Discovery	Jr. High School		Proposed
Lake San Marcos	San Marcos High School	20.0	Developed
Twin Oaks Valley	New Horizons High School	1.0	Developed
Richland	High School		Proposed
Twin Oaks	High School		Proposed
College	Palomar College	<u>11.65</u>	Developed
Total:		58.15	

Source: San Marcos School District

Table D-10

HISTORIC STRUCTURES IN SAN MARCOS

<u>Houses</u>	<u>Year</u>
1. Cochems	1902
2. Harrison	1946
3. Eggleton	1900
4. Merriam	1904
5. Uhland	1886
6. La Mesita	1889
7. Uhland	1902
8. Tracy	1900
9. Cook	1888
10. Curtis Cox	1888
11. Hartshorn	1885
12. Risdon	1895
13. Bordon	1895
14. Bucher/Grangetto	1895
15. Fulton	1883
16. Jacobs	1885
17. White	1891
18. Hartshorn	1895
19. Johnston	1885
20. Hartshorn	1888
21. Gall	1895
22. Morgan	1895
23. Ortega	----
<u>Schools</u>	
24. Merriam Elementary School	1882
25. Twin Oaks Elementary School	1891
26. Richland Elementary School	1889
<u>Landmark</u>	
27. Community Landmark (Twin Oaks)	1875
<u>Other Structures</u>	
28. Post Office	1889
29. Methodist Church	1887
30. Cemetery	1894
31. Cemetery	----

Source: San Marcos Historic Society

TABLE D-11

NATIONAL REGISTERED CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- (1) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (2) That are associated with the lives of persons significant in our past; or
- (3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) That have yielded, or may be likely to yield, information important in prehistory or history.

Source: Title 36, Code of Federal Regulations, Part 800.10
National Register Criteria.

TABLE D -12

ESTIMATED ANNUAL WATER APPLICATION TO
IRRIGATED CROPS IN SAN DIEGO COUNTY

CROP	ANNUAL WATER APPLICATION ACRE-FEET PER ACRE	IRRIGATION SYSTEM
Citrus	1 1/2 - 2	Drip
	1 1/2 - 3	Sprinkler
Tomatoes	2 - 3	Drip
	2 1/2 - 4	Furrow
Avocado	2 - 3	Drip
	3 - 4	Sprinkler
Nursery	3 - 4	
Greenhouse Crops	3 - 5	
Irrigated Pasture	4 - 5	

Source: "Agricultural Water Conservation Handbook for the San Diego Region", SANDAG, 1981.

Table D -13

TOTAL WATER PRODUCTION*
OF MEMBER AGENCIES

<u>YEAR</u>	<u>Domestic (af/year)</u>	<u>Agricultural (af/year)</u>	<u>Total (af/year)</u>	<u>Authority Supply (Total Less 3,000 of Local)</u>
1975	254,185	93,968	378,153	348,153
1980	349,510	111,700	461,170	431,170
1985	392,080	128,050	520,130	490,130
1990	435,110	139,050	574,160	544,160
1995	474,725	146,900	621,625	591,625
2000	514,075	153,600	667,675	637,675

Water production is all water used by consumers from all sources,
local and imported.

Source: Water in the San Diego Region, 1980 by SANDAG.

TABLE D-14

AMBIENT AIR QUALITY
ESCONDIDO MONITORING STATION

POLLUTANT	NUMBER OF DAYS EXCEEDING STANDARD				
	1981	1982	1983	1984	1985
OZONE					
1-HR _ 0.10 ppm*	52	47	60	57	43
1-HR _ 0.12 ppm*	13	14	18	11	12
1-HR _ 0.20 ppm*	0	1	2	2	0
Max. 1-HR (ppm)*	0.19	0.22	0.20	0.24	0.17
CARBON MONOXIDE					
1-HR _ 20 ppm*	0	0	0	0	0
8-HR _ 9 ppm*	1	1	0	0	1
Max. 1-HR (ppm)*	15.	15.	14.	16.	16.
Max. 8-HR (ppm)*	11.3	10.3	8.9	7.6	9.8
NITROGEN DIOXIDE					
1-HR - 0.25 ppm*	0	0	0	0	0
Max. 1-HR (ppm)*	0.17	0.18	0.17	0.14	0.14
TOTAL SUSPENDED PARTICULATES					
24-HR _ 100 ug/m3**	13/56	2/52	4/61	6/62	7/57
24-HR _ 260 ug/m3**	0/56	0/52	0/61	0/62	0/57
Max. 24-HR (ug/m)**	122.	127.	147.	142.	120.

* ppm = parts per million

** ug/m = micrograms per cubic meter

Source: California Air Resources Board
Summary of Air Quality Data, Escondido, California, 1981-1985

FIELD HEALTH SURVEY AND MONITORING SYSTEM

1.0 INTRODUCTION

The objective of this study is to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards. The study is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards.

The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards. The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards.

2.0 DESCRIPTION OF THE SYSTEM

The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards. The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards.

2.1 Objectives

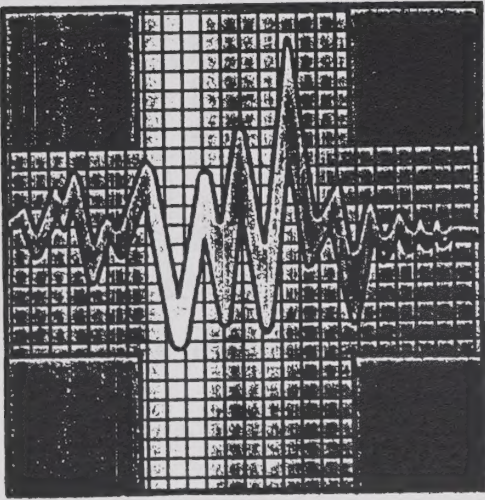
There are two basic objectives of the system. The first is to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards. The second is to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards.

2.2 Description of the System

The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards. The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards.

2.3 Monitoring and Control System

The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards. The system is designed to provide a means of monitoring the health status of the population of a community and to provide a means of identifying and controlling health hazards.



SAFETY

PUBLIC HEALTH, SAFETY, AND SEISMIC SAFETY ELEMENT

PURPOSE

The objective of the Safety Element is to reduce loss of life, injuries and damage to property resulting from natural and man induced causes. The Safety Element addresses potential hazards to the community and the agencies and facilities established to protect the community from these hazards.

The Element is designed to identify areas where private and public land use decisions need to be responsive to potentially hazardous areas. It further serves to inform the citizens, private interest groups and public agencies of the City's safety policies, including permitted land uses, how and where to build public facilities, and what type of emergency and public health services should be provided.

1.0 SEISMIC AND GEOLOGIC SAFETY

Table E-1 lists recommended geotechnical studies for various land uses. Figure E-1 shows geotechnical conditions in the City.

1.1 Seismicity

There are no known faults in San Marcos. The closest major active faults, and therefore the most likely to affect San Marcos with ground shaking, are the Elsinore fault, located approximately 15 miles to the northeast, and the Coronado Banks fault, located offshore approximately 25 miles to the southwest. In addition, the Rose Canyon fault, a potentially active fault, is located approximately 8 miles west of San Marcos. A major earthquake along one of these faults, or in the San Jacinto fault zone located about 42 miles northeast of San Marcos, could cause significant shaking in San Marcos and possibly cause damage to poorly-designed structures.

1.2 Liquefaction and Settlement

Other seismically related hazards include liquefaction of loose alluvial and colluvial soils and seismically induced or dynamic settlement, which is related to liquefaction (see Figure E-1). The potential for liquefaction and settlement is most pronounced in the alluvial soils along San Marcos Creek and its tributaries.

1.3 Landslides and Slope Instability

Landsliding and slope instability in San Marcos are caused by ancient landslide, bedding plane faults, and weak clay-stone and siltstone beds associated with Eocene sedimentary rocks. Known and/or suspected ancient landslides exist in the western portion of the Business/Industrial Community (see Figure E-1). Landslides are believed to have occurred along weak points in the underlying rock under saturated conditions. Areas which are known to be prone to slope instability in hillside areas are

located mostly in the Business/Industrial and Lake San Marcos Communities, with scattered sites in the College, Barham/Discovery and Questhaven/La Costa Meadows Communities.

Because San Marcos is not located near any major active fault, the potential for landslides caused by earthquakes is considered to be very low.

2.0 FLOOD CONSTRAINTS

Figure D-4, in the Conservation Element shows floodplains and other water resources.

Flooding in San Marcos could result from any of the following conditions, or a combination of several of them: heavy or prolonged precipitation; collapse or leakage of a dam; and a degraded water-shed or drainage system.

There is some channelization of floodways in the City. A specific plan has been approved which will include a concrete channel in the Richmar Neighborhood, Business/Industrial District and Richland Neighborhood. The City has several proposed projects that include either concrete and/or environmental channelization along San Marcos Creek, which will affect other planning areas.

The San Marcos County Water District's earth dam and open reservoir (South Lake), located in the communities of Barham/Discovery and Questhaven/La Costa Meadows, has a capacity of approximately 73.3 million gallons. The District has not had any complications with the dam or reservoir, but an inundation study concluded that failure of these facilities would cause extensive flooding in the communities of Barham/Discovery and Lake San Marcos and Business/Industrial District. (San Marcos County Water District, Inundation Map of San Marcos Dam 843, 1974). In addition, the failure of Lake San Marcos Dam, which is not under the jurisdiction of San Marcos County Water District, would also cause extensive flooding in the Questhaven/La Costa Meadows Area.

San Marcos has potential flooding hazards in areas where water-shed or drainage systems have been altered by natural or man-made causes. One of the most serious watershed management problems arises from fires that remove thick underbrush and chaparral, stripping the moisture-retaining ground cover from the soil. Increased runoff from barren slopes results in soil erosion that flows into the San Marcos Creek and its tributaries.

The City has adopted the San Marcos Emergency Plan, prepared by San Diego County Office of Disaster Preparedness and incorporated herein by reference. The Emergency Plan, which is available from the City Building Division, designates the responsibilities of local personnel in the event of an emergency resulting from flooding. In addition, the City has adopted a Safety Overlay Zone, which applies to floodplains and land through which the preservation of an easement is necessary to provide improved flood

channels and/or underground facilities, which could endanger the public's health, safety and welfare.

3.0 FIRE PROTECTION

The San Marcos Fire Protection District provides fire protection and a multitude of other services (responses to vehicle accidents, public assistance calls, water removal, snake removal, and assistance to other fire agencies) to a 30 square mile area. The District currently operates two fire stations. Station 1 is located at 333 Firebird Lane and Station 2 is at 1250 South Rancho Santa Fe Road. Response times to all portions of the City vary between 1 and 15 minutes.

The San Marcos Fire Protection District requires a minimum fire flow of 2500 gallons of water per minute for commercial and industrial developments. Residential developments vary from 500 to 2500 gallons of water per minute. Both require a duration of three hours storage in addition to their average daily demand. This has an effect on the San Marcos County Water District Master Plan and on other agencies and is important for overall demand, i.e., fire flow and average daily demand and duration.

The fulltime members of the suppression force of the department consist of one chief, one deputy chief, six captains, one fire marshal, one fire inspector, and eight firefighters. The fulltime members are supplemented by thirty-five paid/call (volunteer) personnel. The paid/call force consists of a first assistant chief, second assistant chief, three division leaders, and thirty firefighters.

The Fire District's present firefighter ratio is .79 per 1,000 population on a 30,000 district-wide population estimate.

Nationally recognized and district-adopted standards are 1.09 firefighters per 1,000. This shows a current manpower deficiency factor of .30 firefighters per 1,000 population which is equivalent to nine firefighters. Included in these figures is the continued utilization of the paid/call (volunteer) staff for emergency responses.

Currently there are two personnel in the Fire Prevention Bureau. As population and development increases in all neighborhoods, demand for services will increase for both fire suppression and prevention personnel.

There is a direct correlation between the increases in population due to residential and industrial growth and the demand for fire department provided services. Presently the district averages 80 calls per 1,000 people (30,000 district population).

PERCENTAGE OF ACTIVITY BASED ON
NEIGHBORHOOD PLAN AREAS

INCIDENT RESPONSE SUMMARY
7/1/86 to 4/30/87

NEIGHBORHOOD PLAN AREA	% OF SERVICES PROVIDED
RICHLAND	24.0
BUSINESS/INDUSTRIAL	19.5
LAKE SAN MARCOS	13.6
RICHMAR	10.6
BARHAM/DISCOVERY	8.7
TWIN OAKS VALLEY	4.8
COLLEGE	2.4
QUESTHAVEN/LA COSTA MEADOWS	1.4
COUNTY AREAS	<u>15.0</u>
	100.0%

The communities of Twin Oaks Valley and Questhaven/La Costa Meadows and Barham/Discovery are fire hazard areas because they are surrounded by natural brushland. Any designated open space area with natural vegetation left intact will have an adverse impact on fire protection measures and public safety (minimum clearance and fire retardant structures can mitigate these developments).

The following is a 20-year projection for future station sites:

1. Richmar Neighborhood Plan Area (Existing)
333 Firebird Lane
Cross Street - Richmar
2. Lake San Marcos Neighborhood Plan Area (Existing)
1250 S. Rancho Santa Fe Road
Cross Street - Camino Del Arroyo
3. Richland Neighborhood Plan Area (Projected 1988-1990)
Bougher Road
Cross Street - Knob Hill Road

4. College Community Plan Area (Projected 1990-1995)
Las Posas Road
Cross Street - Borden Road
5. Twin Oaks Valley Community Plan Area (Projected 1996-2006)
North Twin Oaks Valley Road (District owned site)
Cross Street - Olive
6. Questhaven/La Costa Meadows Community Plan Area (Projected 1999-2006)
Attebury Road
Cross Street - South Twin Oaks Valley Road

The District can provide only two firefighters on duty daily at each fire station, and this level of service does not meet the fire defense capability guidelines of the Fire Insurance Service Office or the goals as established by District Resolution #80-17, "Fire Resources and Fire Risk". The District is currently providing the maximum level of service possible given existing financial limitations.

The ability to mitigate the above mentioned issues is dependent upon funding limitations and/or the acceptance and implementation of additional built-in fire protection measures, i.e., fire sprinklers, fire retardant construction, etc.

The Fire District does not provide paramedic service; however, it does provide first responder emergency medical service at an EMT-1 and/or First Aid level.

Automatic Aid between agencies means that criteria is set up between departments to respond on initial dispatches into each other's area, in pre-designated emergencies, and not requested as Mutual Aid.

Mutual Aid is when, in a case of extreme emergency where the Fire District has depleted its own resources and those of its Automatic Aid agencies, it is able to first request assistance from other agencies within its zone. If the incident continues to escalate, it is then able to go outside its zone and request assistance from other agencies state-wide.

4.0 POLICE PROTECTION

San Marcos' annual crime rate of 27 crimes per 1,000 is less than the average for North County cities of 43.5 crimes per 1,000 people. Petty thefts and incidents of vandalism or malicious mischief are the most reported crimes in San Marcos. Residential burglary is the second most reported crime. Residential burglaries and reports of vandalism occur more frequently in the Richland Neighborhood, while the majority of petty thefts occur in the College Area and Richmar Neighborhood.

Police protection is provided by the San Diego County Sheriff's Department. The Vista Sheriff's station serves as the base for most deputies working in the planning area. According to the San Diego Association of Governments (SANDAG), the desired service ratio in San Marcos is one police officer per 1,000 residents (1:1,000). The current ratio of deputies to San Marcos residents is 1 to 1,666. In 1984, the average response time for priority calls was 7.3 minutes.

Seventy-five Neighborhood Watch groups actively participate in the Sheriff's Crime Prevention Program.

5.0 AIRCRAFT HAZARDS

SANDAG, formerly known as the Comprehensive Planning Organization of the San Diego region, has been designated as the region's Airport Land Use Commission. Its study, Comprehensive Land Use Plan: Palomar Airport (1974), indicated that the City of San Marcos, which is approximately four miles east of the airport, is not in the airport's Accident Potential zones.

According to the National Transportation Safety Board, in the past ten years there were a total of six airplane crashes in the City of San Marcos. In general, the flights were of non-commercial use, and the accidents were due to improper on-flight decisions. (R.W. Severson, Airport Manager, Palomar Airport, 1985). The Federal Aviation Administration states that six airplane crashes in the past ten years is not excessive. (J. Hull, Federal Aviation Administration, Montgomery Field, San Diego, California, August 1985).

6.0 TRAFFIC HAZARDS

As of June 1985, the City of San Marcos contained approximately 90.6 miles of asphalt-surfaced streets. The Public Works Department is responsible for street maintenance. Generally, the streets are in good condition; however, the widths of the streets vary, even along the same street.

According to the San Marcos Engineering Division, the main cause of reported traffic accidents is right-of-way violations. Streets that have had the most reported accidents include: San Marcos Boulevard at the intersections of Rancho Santa Fe Road, Grand Avenue, and Highway 78 at the off-ramp; Rancho Santa Fe Road at the intersection of Descanso Avenue; and, Mission Road, west of Mulberry Drive. Unsafe speeding violations and driving under the influence of alcohol or drugs are secondary causes of traffic accidents.

7.0 HAZARDOUS MATERIALS

The San Marcos Code regulates "Disclosure of Hazardous Materials" (Article VI, Sections 13-95 et seq.) through a program administered by the County of San Diego, Division of Environmental Health Protection, defined as the "Designated Agency". The

program is intended to provide basic information on the location, type, quantity, and health risks of hazardous materials used, stored, or disposed of in the City, in order to assist firefighters, health officials, health care providers, planners, elected officials and residents in meeting their responsibilities for the health and welfare of the community. In addition, the program recognizes the community's need for basic information on the use and disposal of hazardous material in the City.

The disclosure program requires the Designated Agency to identify potential users of hazardous materials. All users or handlers of hazardous materials must prepare a Material Safety Data Sheet (M.S.D.S.) listing the maximum amount of each hazardous substance used over the course of a year, giving proof that the necessary permits have been obtained, and providing emergency response information. The Designated Agency may require additional information, including a hazardous materials incident contingency plan, and must keep this information in a public file for at least thirty years. The City has established a fee schedule to recover the costs of operating the disclosure program (Resolution No. 85-2186).

San Diego County also has adopted a Hazardous Waste Surveillance Ordinance, which requires all businesses that produce, store, or dispose of hazardous material to obtain an operating permit from the County Hazardous Materials Management Unit. Under this ordinance, County hazardous waste specialists monitor waste storage, treatment, transportation, and disposal, and can initiate enforcement measures when needed.

The County Underground Hazardous Materials Storage Tank Ordinance requires owners and operators of underground hazardous materials storage tanks to obtain an operating permit from the County Hazardous Materials Management Unit. Owners also must submit annual operating reports and must report any unauthorized release of hazardous substances to the Hazardous Materials Management Unit and to the State Water Resources Control Board within 24 hours. The intent of the law is to protect public health and the environment from groundwater contamination resulting from releases of hazardous materials.

The Unified San Diego County Hazardous Materials Emergency Response Program was prepared by the Unified Disaster Council of San Diego County to assist those jurisdictions involved in hazardous materials. The program involves trained personnel from the City of San Diego Fire Department and the County of San Diego Hazardous Materials Management Unit, and three emergency response vehicles used by these trained specialists for responding to emergencies involving hazardous material throughout the County and participating cities.

The San Marcos landfill is a Class III landfill, which may accept wastes that do not contain toxic substances. The San Diego County Environmental Health Department, which is the Local Enforcement Agency for the landfill, states that the landfill is operated in a generally acceptable manner. (David Marx, San Diego County Health Department). The Solid Waste Management designation in the Questhaven/La Costa Meadows Community

Plan would permit the construction of a resource recovery facility. Hazardous wastes shall not be processed at any such facility. To prevent unauthorized deliveries of hazardous or toxic substances, a screening and disposal process should be implemented.

8.0 SOLID WASTE MANAGEMENT FACILITIES

The 219-acre San Marcos landfill is owned by San Diego County and is located in the Questhaven/La Costa Meadows Community. In 1986, over 833,600 tons of refuse were disposed of at the landfill. The Questhaven/La Costa Meadows Community Plan designates a Solid Waste Management area, in which one of each of the following uses would be permitted: sanitary landfill, resource recovery, defined as waste processing and materials separation in conjunction with energy recovery; recycling operation; methane gas recovery, with accessory electricity generation; and composting. A "Limited Use" area has been designated around the Solid Waste Management area, in order to reduce the impacts of solid waste management facilities on incompatible uses.

Health and safety impacts of improperly regulated and operated solid waste management facilities may result from the inappropriate disposal of waste, such as the disposal of hazardous waste at an improper facility; inadequate treatment of wastes prior to disposal; improper operating procedures at the disposal facility; and inadequate closure and post-closure monitoring of inactive disposal facilities. Another potential cause of health and safety impacts is upset conditions created by an accident or natural disaster, such as an earthquake.

If solid waste management facilities are designed, constructed, and operated to meet or exceed Federal, State, County and City regulations, however, potential health and safety risks should be insignificant. The San Diego Department of Health Services, Environmental Health Division has been designated as the Local Enforcement Agency (LEA) for San Diego County solid waste management facilities. County inspectors make periodic inspections of solid waste management facilities to insure compliance with regulatory requirements.

According to the LEA, the San Marcos Landfill is generally operated in an acceptable manner and does not appear to be creating any significant health or safety hazards. The City has received periodic complaints concerning noise, illegal dumping, and seagulls. Final grading closure plans for the landfill have already been submitted and should be evaluated prior to closure to ensure compliance with State requirements.

The potential for the Solid Waste Management area to experience severe groundshaking is limited by the absence of local faults. The maximum credible earthquake for the closest fault, the Elsinore Fault, is 7.3. This condition is common throughout California and should not represent a significant design problem. Although earthquake-related ground shaking or ground rupture beneath a landfill can potentially rupture waste cell construction and permit water to enter the refuse, the 1977 EIR prepared

for the San Marcos landfill determined that there were no significant geologic hazards at the project site.

9.0 HEALTH CARE

San Marcos is served by two hospitals: Tri-City Hospital, located in Oceanside, with a service capacity of 360 beds; and Palomar Hospital, located in Escondido, with a service capacity of 300 beds. Each hospital provides emergency medical treatment as well as conventional treatment, community services and preventive medicine. Their community services are to educate and inform the general public with programs such as cardio-pulmonary resuscitation, childbirth education, exercise classes, and lectures on dietetics and smoking.

Emergency medical treatment is available from a privately owned and operated urgent care center. Emergency medical technicians and firefighters employed by the San Marcos Fire Protection District also provide emergency medical treatment. Private ambulance service is on call seven days a week, 24 hours a day and can respond to a medical emergency in any part of the City within seven minutes. An additional emergency medical service, Life Flight, is available through the University of California, San Diego Medical Center. Life Flight, a helicopter with extensive equipment and a medical flight team, provides immediate care upon arrival.

10.0 VECTOR CONTROL

Pursuant to Sections 450 and 476 of the Health and Safety Code, the City of San Marcos has entered into an agreement with San Diego County providing for the enforcement of public health regulations by San Diego County health officers. The County is responsible for ensuring that vector control meets statutory and other requirements.

11.0 DISASTER PREPAREDNESS AND EMERGENCY PLANNING

The City has adopted the San Marcos Emergency Plan, prepared by San Diego County Office of Disaster Preparedness and incorporated herein by reference. The Emergency Plan designates the responsibilities of local personnel in the event of an emergency resulting from flooding, uncontrolled wildfires, earthquakes, civil disturbances, accidental chemical or hazardous waste spills, or state of war. The purposes of the Emergency Plan include: providing a basis for the conduct and coordination of operations and the management of critical resources during emergencies; establishing a mutual understanding of the authority, responsibilities, functions, and operations of government during emergencies; and providing a basis for incorporating into the San Marcos emergency organization those non-governmental agencies and organizations having resources available to meet foreseeable emergency requirements.

The Emergency Plan is designed to accomplish the following objectives: saving lives and protecting property; providing for the continuity of government; providing a basis

for direction and control of emergency operations, and repairing and restoring essential systems and services. The City is responsible for conducting emergency operations within its boundaries.

The City also has adopted a Safety Overlay Zone, which applies to the following areas: steep or unstable slopes; floodplains; and land through which the preservation of an easement is necessary to provide improved flood channels and/or underground facilities, which could endanger the public's health, safety and welfare.

12.0 SAFETY ELEMENT GOALS, POLICIES, AND IMPLEMENTING POLICIES

Goal: To minimize injuries, the loss of life, and property damage resulting from hazards within the planning area.

Policy 1:

Minimize damage from seismic and geologic hazards.

Implementing Strategy 1.1: Require investigation performed by a qualified engineering geologist for all development proposals on sites suspected of having geologic hazards, such as unstable slopes, landslide areas, groundshaking, liquefaction, and structural hazards.

Implementing Strategy 1.2: Require development in areas with geological hazards to use appropriate construction techniques recommended by a registered engineer.

Implementing Strategy 1.3: Establish and implement standards for grading and construction that provide for the mitigation of potential geological hazards.

Policy 2:

Minimize damage from flood hazards.

Implementing Strategy 2.1: Update inundation studies to evaluate flow in the event of a rupture of the San Marcos County Water District earth dam and of the Lake San Marcos Dam, and avoid the placement of buildings in affected areas.

Implementing Strategy 2.2: Establish emergency evacuation procedures in the event of a failure to the South Lake or Lake San Marcos Dam.

Implementing Strategy 2.3: Identify flood hazard areas along San Marcos Creek and its tributaries and apply protective measures where necessary, including the designation of low intensity land uses within the 100-year floodplain.

Implementing Strategy 2.4: Develop a Flood Control Management Program, to ensure that major natural watercourses will be kept clear of debris and refuse that can restrict the flow of water.

Implementing Strategy 2.5: Require the use of innovative site design strategies within the 100-year floodplain, to minimize flood hazards, maintain the natural character of waterways, and maximize the use of water as a design feature.

Implementing Strategy 2.6: Require all development proposed within floodplain areas to undergo site plan review, which should ensure that structures are elevated at least one foot above the 100-year flood level.

Implementing Strategy 2.7: Require all proposed projects which would modify the configuration of any floodway to submit a report, prepared by a qualified hydrologist, analyzing potential effects on down stream and upstream properties and on the flood-carrying characteristics of the stream.

Implementing Strategy 2.8: Prepare a public facilities plan which provides for improvements to drainage-ways and flood control facilities.

Implementing Strategy 2.9: Prohibit additions or expansions to existing structures in the 100-year floodplain, unless the applicant can show that the addition or expansion would not increase flood hazards.

Implementing Strategy 2.10: Prohibit the location of critical emergency uses (hospitals, fire stations, police stations), public administration buildings, and schools in flood hazard areas.

Policy 3:

Minimize damage from fire hazards.

Implementing Strategy 3.1: Implement Building and Fire Codes and Zoning Regulations that reduce fire spread and hazards, updating to newest codes every three years.

Implementing Strategy 3.2: Approve proposed developments only upon a showing that there is adequate fire flow and water pressure, 500 GPM to 2500 GPM, or otherwise fire sprinkler all buildings.

Implementing Strategy 3.3: Maintain and enforce existing weed abatement ordinance in the wildland areas as well as established open space areas near development of all kind.

Implementing Strategy 3.4: Continue and maintain all Mutual and Automatic Aid agreements to improve service levels.

Implementing Strategy 3.5: Establish and adopt detailed development standards as they relate to fire protection to insure adequate fire response.

Policy 4:

Minimize damage from criminal activities.

Implementing Strategy 4.1: Evaluate the cost-effectiveness of establishing a San Marcos Police Department as the City's population increases.

Implementing Strategy 4.2: Establish the timing and feasibility of constructing a civic center to house a City police department, as well as other public service agencies or users.

Implementing Strategy 4.3: Encourage citizen participation in the Neighborhood Watch Program.

Implementing Strategy 4.4: During development review, require the implementation of "defensible space" design features (for example, more than one entrance, adequate lighting, visibility of open space areas for dwellings) where feasible.

Policy 5:

Minimize damage from airport hazards.

Implementing Strategy 5.1: Coordinate with entities with jurisdiction over local airports to minimize aircraft hazards from existing and future airports and airport expansions.

Policy 6:

Minimize damage from traffic hazards.

Implementing Strategy 6.1: Implement traffic control devices and other street design measures along arterials and collector streets to regulate, warn and guide traffic, bicycle and pedestrian movement.

Implementing Strategy 6.2: Require separate pedestrian walkways, equestrian trails and bike paths, where appropriate, in residential, industrial, commercial and recreational centers to ensure public safety.

Implementing Strategy 6.3: Reduce random conflicting traffic movements and reduce right-of-way violations by replanning entrances and exits along roadways in association with the implementation of other traffic control devices, including the utilization of center medians, left turn pockets, and signalized intersections.

Policy 7:

Minimize damage from hazardous materials.

Implementing Strategy 7.1: Limit and control the manufacture, storage or use of hazardous materials in San Marcos through the development review process and the Hazardous Materials Disclosure regulation.

Implementing Strategy 7.2: Implement a Household Toxics Disposal Program.

Implementing Strategy 7.3: Designate routes for the transportation of hazardous materials, in compliance with Federal and State regulations.

Policy 8:

Minimize damage from the operation of solid waste management facilities.

Implementing Strategy 8.1: For all existing and future solid waste management facilities, apply and enforce all applicable Federal, State, County and City regulations and requirements regarding construction, operation and closure.

Implementing Strategy 8.2: Ensure that the San Diego County Environmental Health Department continues to conduct regular inspections of existing and future solid waste management facilities, and respond to complaints regarding facility operation.

Implementing Strategy 8.3: Prohibit incompatible land uses within an identified impact area of existing or planned solid waste facilities and/or operations.

Implementing Strategy 8.4: Require the periodic removal of materials recovered in conjunction with the operation of any permitted recycling or resource recovery operation.

Implementing Strategy 8.5: Prohibit the construction of new permanent buildings on landfilled materials.

Implementing Strategy 8.6: Require a comprehensive geotechnical and soils analysis to be performed prior to the construction of any solid waste management structure.

Implementing Strategy 8.7: Require all applications for new or expanded solid waste management facilities to comply with the requirements of the San Marcos Fire Protection District.

Implementing Strategy 8.8: Conduct regular fire safety inspections at all solid waste management facilities; if this is not feasible due to a shortage of fire inspectors, investigate possible methods to contract for this service or hire an additional inspector.

Implementing Strategy 8.9: Require the handling, storage, transportation, and disposal of any hazardous or potentially hazardous material mistakenly brought to the project site in a manner consistent with the requirements of the San Diego County Environmental Health Department.

Implementing Strategy 8.10: Require all permanent solid waste management structures to be designed to withstand the maximum probable earthquake event, or "design" earthquake.

Implementing Strategy 8.11: Review final grading closure plans for the landfill prior to closure of the landfill, to ensure compliance with State requirements.

Policy 9:

Provide sufficient health care facilities to serve the community.

Implementing Strategy 9.1: Develop programs and standards to evaluate the adequacy of medical services.

Implementing Strategy 9.2: The City shall determine the feasibility of developing a paramedic response unit under the supervision of the San Marcos Fire Protection District.

Implementing Strategy 9.3: Encourage the establishment of a 24-hour emergency care center.

Policy 10:

Minimize damage from vector infestations.

Implementing Strategy 10.1: Coordinate with San Diego County Health Department and San Diego County Agricultural Department to control vectors related to agricultural activities.

Implementing Strategy 10.2: Establish a program to manage the migration of vectors from the San Marcos landfill.

Policy 11:

Minimize damage from natural and manmade disasters.

Implementing Strategy 11.1: Revise the San Marcos Emergency Plan at five-year intervals or as deemed necessary by the City Council.

Implementing Strategy 11.2: Undertake periodic disaster exercises, in cooperation with appropriate State and Federal agencies.

San Marcos GENERAL PLAN

GEOTECHNICAL CONDITIONS

-  AREAS OF POTENTIAL LIQUEFACTION
 AREAS PRONE TO INSTABILITY
 SUSPECTED LANDSLIDE AREA
 STABLE AREAS

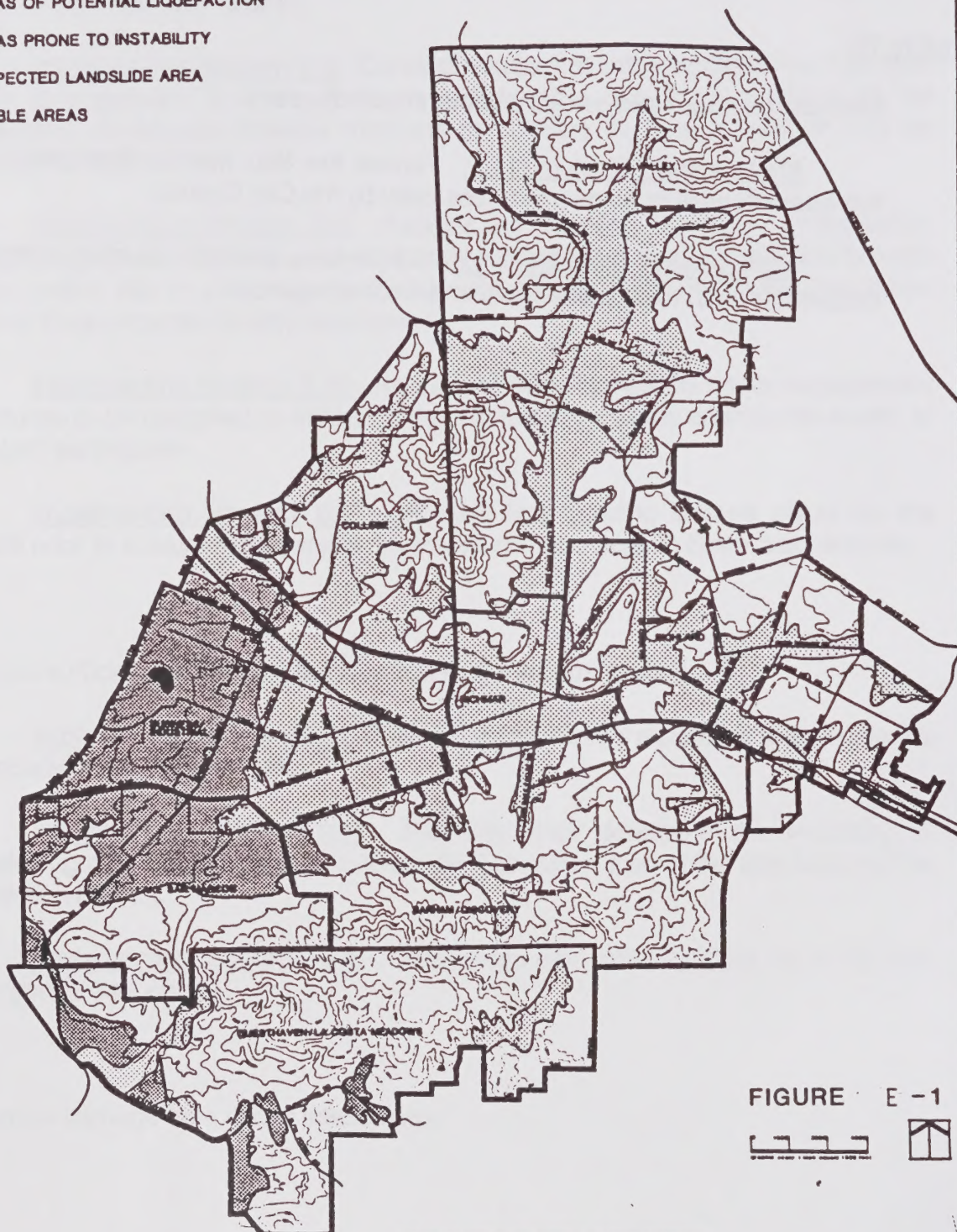


FIGURE E-1

Due to the scale of this exhibit, all featured illustrations are approximations of actual location, area, or view. Detailed information should be obtained from the Department of Civil Planning.

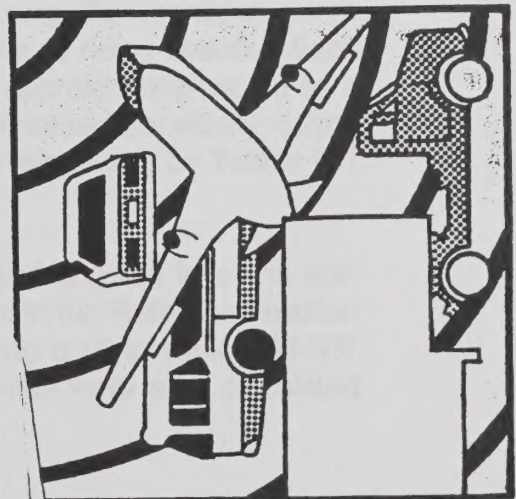
TABLE E-1

RECOMMENDED GEOTECHNICAL STUDIES PER LAND USE

		TYPE OF DEVELOPMENT/LAND USE	RECOMMENDED GEOTECHNICAL STUDIES
GENERALLY INCREASING "ACCEPTABLE RISK"	I	Critical facilities: hospitals fire and police facilities emergency communication facilities power generating stations (including nuclear) schools churches large or highrise buildings other high occupancy structures (civic buildings large commercial structures) critical transportation elements (bridges, overpasses, major roads) dams Resource Recovery/Methane Extraction Facilities	Geologic reconnaissance Geologic/Soils investigation Seismic study
	II	Structures with relatively lower occupancy: Residential (single-family units, apartments, etc.) Small commercial and industrial structures Minor public structures	Geologic reconnaissance Geologic/Soils investigation
	III	Land uses relatively insensitive to geologic or seismic risk: Agriculture Managed mineral resource development Golf course Parks Other open space Landfill areas (landfill areas may require detailed geologic study for environmental considerations)	Geologic reconnaissance

Several requests were made to quarry a killing site and a Maryland. A private consulting geologist was retained and an investigation of the document. Existing maps, including a map of the area, were reviewed. A map of the area, including a map of the area, was reviewed. A map of the area, including a map of the area, was reviewed.

VISION



F. NOISE ELEMENT

Purpose

The objective of the Noise Element is to protect the health and welfare of the community by promoting community development which is compatible with noise standards. The Noise Element includes implementation measures and possible solution to existing and foreseeable noise problems, and shall serve as a guideline for compliance with State noise insulation standards.

1.0 NOISE MEASUREMENT

Noise levels, defined as the combination of ambient (background) noise and local noise sources, can be measured in terms of intensity and duration. The intensity, or loudness, of a sound is the amount of sound pressure which the human ear feels above and below atmospheric pressure. Intensity is measured on a logarithmic scale called the decibel (dB), which ranges from OdB, the threshold of human hearing, to 140 dB, the threshold of pain. A 3 dB change in noise level is barely detectable to the human ear, a 5 dB change is readily noticeable, and a 10 dB change is perceived as a doubling of loudness.

A-weighted sound levels correlate with the way the human ear "hears" sound and compensates, using a weighting of frequencies, for the fact that human hearing is less sensitive at low frequencies and extreme high frequencies than in the mid-frequency range. Unless otherwise noted, all sound levels referred to in the Noise Element are A-weighted sound levels, expressed in decibels as dBA.

The time-varying character of noise can be described using various statistical descriptors. L10 represents that noise level which is exceeded 10% of the time and is considered a good measure of the maximum noise averaged over a given period; L50 represents the median noise level; L90 is used to describe background noise levels; Leq is a good overall description of average noise which can be used to describe any time period but is particularly useful in describing the change in noise level of a single activity, for example, traffic, volumes; Ldn accounts for the difference in response of people to daytime and nighttime noises by weighting noise levels generated during the nighttime when background noise is generally less and people are more sensitive to noise events. Each nighttime noise event is multiplied by a factor of 10, which is approximately equal to a doubling in perceived loudness, to compensate for people's increased sensitivity during nighttime hours. Ldn was used to develop the noise exposure levels shown by Tables F-1 and F-2.

Several methods were used to quantify existing and projected noise levels in San Marcos. Previous acoustical studies were reviewed and are listed in the Reference section of this document. Existing noise levels were also monitored using a Metrosonics dB-307 Noise Dosimeter and Integrating Sound Level Meter. Noise levels were also calculated using the Wyle Methodology (Wyle, 1973).

2.0 CITY NOISE POLICIES

The City noise ordinance (No. 71-195; San Marcos Code, Article II, Section 17-18 et seq.) prohibits loud, annoying, or unnecessary noises. Pursuant to general plan policies, the City has used specific noise standards adopted by San Diego County. The County Ordinance limits noise in residential areas with a density of less than 11 du/ac to 50 dB(A) Leq between the hours of 7 a.m. and 10 p.m. and 45 dB(A) Leq between the hours of 10 p.m. and 7 a.m. Residential land uses with a density of 11 or more du/ac are limited to 55 dB(A) Leq between 7 a.m. and 10 p.m. and 50 dB(A) Leq between the hours of 10 p.m. and 7 a.m. Noise limits for commercial and industrial zones vary from 55 dB(A) to 75 dB(A).

3.0 EXISTING NOISE LEVELS

3.1 Traffic

Traffic represents the most significant noise source in San Marcos. Factors influencing noise levels associated with traffic include volumes of traffic, speeds, percent of truck traffic and topography. Table F-1 shows existing traffic noise levels; Table F-2 shows traffic noise levels at buildout.

3.1.1 Highways and Freeways

State Route 78, the Anza Freeway, is the only highway or freeway within the San Marcos City limits. Route 78 traverses San Marcos in an east-west direction, roughly bisecting the City in half. Noise generated on Route 78 affects land uses within the Business/ Industrial District, Richmar Neighborhood, Barham/Discovery Community and Richland Neighborhood of San Marcos. Using the Wyle Methodology, existing noise contours were calculated for Route 78. The 60 dB Ldn contour was determined to extend 440 to 562 feet from the center of the outside traffic lane of Route 78. Route 78 noise levels increase from west to east due to higher traffic volumes on Route 78 in the eastern areas of the City.

3.1.2 Prime Arterials and Major Local Streets

Major roads in the City of San Marcos, include Mission Road, Twin Oaks Valley Road, Rancho Santa Fe Road, San Marcos Boulevard, Deer Springs Road, Richland Road, Nordahl Road and Route 78. San Marcos Boulevard is classified as a "Prime Arterial". Secondary arterials are also designated on numerous streets throughout the City. Existing noise contours for each of these roads were calculated and are described by Table F-1.

3.2 Railroad Operations

The Atchison, Topeka and Santa Fe (AT&SF) Railroad traverses the City south of and parallel to Mission Road. Approximately two trains pass through the City per day and occasionally stop for local industry. Noise measurements revealed that the 60 dB CNEL noise contour for railroad operations extends 22 feet from the center of the tracks, which is within the railroad right-of-way (City of San Marcos, 1983). Single event noise levels increase temporarily during train pass-bys. However, on the 24-hour CNEL scale, railroad operations do not significantly affect the ambient noise environment of San Marcos.

3.3 Aircraft Operations

Palomar Airport is a general aviation airport located near the intersection of Palomar Airport Road and El Camino Real in the City of Carlsbad. Palomar Airport served 197,290 operations during 1984 (an operation includes one takeoff or one landing). The airport has an estimated 1990 capacity of 435,000 operations (Severson, 1985).

The City of San Marcos is located entirely outside of the present and future 65 dB(A) CNEL noise contour for Palomar Airport, and therefore, airport operations do not significantly affect the ambient noise environment of San Marcos.

3.4 Waste Management

Noise associated with the County-operated San Marcos Landfill is generated by trucks traveling to, from and within the landfill site and by scrapers, compactors and graders used at the landfill. Tables F-1 and F-2 describe the existing and future noise contours for traffic along Rancho Santa Fe and Questhaven Roads, based upon surrounding land uses and inter-regional traffic. An acoustical analysis concluded that noise associated with operation of the landfill did not exceed 60 dB(A) at nearby residential areas.

3.5 Other Stationary Noise Sources

Another source of noise in the vicinity of San Marcos is the Carlsbad Raceway. The Carlsbad Raceway is located on Palomar Airport Road approximately one mile west of the San Marcos City limits. Sports car racing events occur on the raceway, primarily on the weekends. A curfew of 10:00 p.m. on weekdays and 10:30 p.m. on weekends is enforced by the City of Carlsbad.

As outlined in Carlsbad Planning Commission Resolution No. 2151, noise generated by Carlsbad Raceway activities must not exceed 65 dB(A) Single Event Level (SEL) at 2,000 feet from the boundary of the raceway. On a 24-hour CNEL index, this noise level would be much lower than 65 dB(A) CNEL. This noise regulation is enforced by the Carlsbad Land Use Planning Manager. Due to the distance of the raceway from the City of San Marcos and currently applicable noise regulation, raceway activities do not generate noise levels above 60 dB(A) CNEL in the City of San Marcos. Thus, noise generated by Carlsbad Raceway activities are not considered incompatible with existing land uses within San Marcos.

4.0 NOISE EXPOSURE AND SENSITIVE RECEPTORS

The primary noise-sensitive land use in the City of San Marcos is residential land use. Libraries, churches and some passive parks and recreation areas also represent noise sensitive land uses (see Figure E-1 in the Safety Element). Relatively insensitive uses, for comparison, include business, commercial and professional developments. Insensitive noise receptors included are manufacturing utilities, undeveloped land, parking lots, and warehouses. Refer to Table F-3 for Development Standards for Noise.

4.1 Residential Noise Exposure Inventory

Noise contours were superimposed over aerial photographs of the City of San Marcos to determine an existing noise exposure inventory. Single family homes were counted and multi-family residences were estimated based on acreage and density. The affected population was determined based on standard population rates (2.76 persons per household, existing densities). Based on these sources, it was estimated that 9,323 residents are currently subject to noise levels above 60 dB(A) CNEL or more.

To assess the noise exposure for future conditions, the noise contours were superimposed on the San Marcos General Plan community land use maps. The acreage of residential areas falling within noise impacted areas was determined. The maximum number of potentially affected units was then assessed by determining the maximum allowable density and multiplying these assessments by expected population rates (2.76 persons per household, 85 percent of buildout). Based on these assumptions, 36,100 residents are expected to be subject to adverse noise levels upon buildout of the community.

4.2 Mitigation of Residential Noise Exposure

Several techniques are commonly used in typical California light frame residential construction to reduce noise by 10 to 20 dB(A). These methods generally involve one or more of the following: (1) utilization of heavy weather-stripped exterior doors; (2) fixed, sealed double windows, requiring forced air ventilation or air conditioning in rooms with sealed windows; (3) elimination of baffling or openings through exterior walls, including wall air conditioning units, mail slots, and attic and crawl spaces; and (4) adding materials to certain wall and ceiling surfaces, especially beamed ceiling where no attics exist.

Table F-3 provides examples of noise reduction implementation measures. Other forms of mitigation include overall project design features such as setback of units away from noise source, position of patios and play areas adjacent to noise impacted areas, and creation of noise barriers.

4.3 Community Noise Sensitive Receptors

Monitoring of schools in San Marcos was performed to determine the level of noise exposure. Based on this analysis, it was determined that the following schools are currently exposed to potentially adverse exterior noise levels: Richland Elementary School, New Horizons High School; and San Marcos Elementary School. Interior noise measurements were not conducted.

5.0 NOISE ELEMENT GOALS, POLICIES AND IMPLEMENTING STRATEGIES

Goal 1: To reduce noise to acceptable levels throughout the community.

Policy 1: Design roadways to reduce noise levels in adjacent areas.

Implementing Strategy 1.1: Require berms, embankments, landscaping, soundwalls, and other noise reduction techniques as conditions of development approval where necessary to reduce noise to acceptable levels.

Implementing Strategy 1.2: Enforce motor vehicle laws and standards related to traffic flow and speed, in order to reduce noise along roadways experiencing high noise levels.

Implementing Strategy 1.3: Establish and maintain truck routes away from noise-sensitive receptors.

Implementing Strategy 1.4: Adopt legislation reducing speed limits in noise-sensitive areas.

Policy 2: Work with other agencies and jurisdictions to reduce noise levels generated by railways, airports, roadways, and stationary noise sources.

Implementing Strategy 2.1: Continue to monitor the noise levels of railroad operations, and consider acoustical impacts when reviewing land use projects adjacent to the railroad to assure compatibility with noise levels.

Implementing Strategy 2.2: Continue to work with the City of Carlsbad to discourage any further expansion of the facilities of Palomar Airport or intensification of operation beyond that already planned in the airport's master plan.

Implementing Strategy 2.3: Continue to monitor the noise levels of other stationary noise sources, such as the Carlsbad Raceway, and coordinate with appropriate agencies to ensure that these sources do not have adverse impacts on San Marcos.

Implementing Strategy 2.4: Coordinate with CalTrans to reduce noise from existing roadways and ensure the consideration of noise impacts when designing and locating proposed facilities.

Policy 3: Ensure that noise from solid waste management activities does not exceed acceptable levels.

Implementing Strategy 3.1: Require solid waste management facilities to operate at acceptable noise levels by imposing conditions on all Conditional Use Permits.

Implementing Strategy 3.2: Implement a review process to ensure that all solid waste management facilities are operating at the noise levels required by their Conditional Use Permits or other applicable regulations.

Implementing Strategy 3.3: Require operators of solid waste management facilities to inform area residents within a one-mile radius of the blast site if blasting operations are required for site preparation, landfill expansion, cover material acquisition, or any other purpose, and to provide a tentative blasting schedule.

Implementing Strategy 3.4: Require all solid waste management site preparation activities to be conducted on weekdays between the hours of 7:00 a.m. and 7:00 p.m., except with the prior written approval of the Planning Director.

Policy 4: Establish noise standards for noise-sensitive receptors in the City's noise ordinance.

Implementing Strategy 4.1: Establish 60 dB(A) CNEL as the acceptable outdoor noise exposure level for rural and single family residential areas.

Implementing Strategy 4.2: Establish 60 dB(A) CNEL as the acceptable outdoor noise exposure level for schools, libraries, churches, hospitals, nursing homes, parks and recreation areas.

Implementing Strategy 4.3: Establish 65 dB(A) CNEL as the acceptable outdoor noise exposure level for multi-family residential areas.

Implementing Strategy 4.4: In the event that outdoor acceptable noise exposure levels cannot be reached by various noise attenuation mitigation measures, prohibit indoor noise levels from exceeding 45 dB(A) CNEL.

Implementing Strategy 4.5: Require the preparation of acoustical studies prior to the approval of projects which may expose noise-sensitive receptors to noise levels exceeding these standards, impose mitigation measures to ensure that the

City's noise standards are met, and specify conditions under which higher noise levels may be acceptable.

Policy 5: Ensure that the construction and future developments will minimize interior and exterior noise levels.

Implementing Strategy 5.1: Require the use of noise evaluation in environmental impact reports.

Implementing Strategy 5.2: Utilize the development and compatibility standards for noise identified on Table F-3 when determining environmental impacts of projects.

Implementing Strategy 5.3: Establish planning guidelines for noise control for the exterior and interior living space of all new residential developments within noise-impacted areas defined as areas exceeding the standards set forth by Policy 4.

Policy 6: Utilize land use controls to reduce noise from sources adjacent to residential areas and recreational and community facilities.

Implementing Strategy 6.1: Utilize noise contour maps to evaluate the effect of development proposals on the noise environment of existing or planned contiguous uses.

Implementing Strategy 6.2: Where feasible, require a buffer between industrial uses and residential areas, recreational uses, and community facilities.

TABLE F-1

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
SH-78/West of I-15	48	113	226	557
SH-78/West of Nordahl	46	107	259	540
SH-78/East of Twin Oaks	49	115	272	562
SH-78/East of San Marcos	45	103	248	520
SH-78/East of Las Posas	32	83	196	440
SH-78/East of Rancho Santa Fe	32	83	196	440
SH-78/West of Rancho Santa Fe	41	93	232	505
Twin Oaks/South of Myrtle	0	0	0	0
Twin Oaks/South of SH-78	--	--	7	59
Twin Oaks/South of San Marcos	--	--	55	134
Twin Oaks/South of Mission	--	--	54	130
Twin Oaks/South of Borden	--	10	61	150
Twin Oaks/South of Rose Ranch	--	10	61	150
Twin Oaks/South of Buena Creek	--	10	61	150
Twin Oaks/North of Questhaven	0	0	0	0
Nordahl/South of Mission	0	0	0	0
Nordahl/South of SH-78	--	--	49	115
Nordahl/North of SH-78	--	--	48	113
Nordahl/South of Rock Springs	--	--	42	99
Nordahl/South of Rose Ranch	--	--	15	66
Las Posas/North of San Marcos	--	7	59	142
Las Posas/North of Linda Vista	--	7	59	142
Las Posas/South of SH-78	--	7	59	142
Las Posas/South of Mission	--	7	59	142
Las Posas/South of Borden	0	0	0	0
Las Posas/North of Borden	0	0	0	0
Rancho Santa Fe/South of San Marcos	17	49	115	272
Rancho Santa Fe/South of Linda Vista	14	45	105	255
Rancho Santa Fe/South of Grand	20	52	122	287
Rancho Santa Fe/South of SH-78	27	55	134	305
Rancho Santa Fe/South of Mission	--	33	85	201

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic lane.

TABLE F-1 (Cont'd.)

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	75	dB(A) Ldn		60
		70	65	
Mission/West of Rancho Santa Fe	--	27	78	186
Mission/West of Las Posas	--	27	78	186
Mission/West of Knoll	--	35	86	217
Mission/West of Twin Oaks	--	33	84	201
Mission/West of Mulberry	--	34	86	205
Mission/West of Bennett	--	14	64	155
Mission/West of Nordahl	--	23	77	185
Mission/East of Nordahl	--	15	65	158
San Marcos/West of Rancho Santa Fe	--	45	105	255
San Marcos/West of Las Posas	--	48	113	266
San Marcos/West of Via Vera Cruz	--	51	121	283
San Marcos/West of Myrtle	--	54	130	303
San Marcos/West of SH-78	--	41	91	227
San Marcos/West of Twin Oaks	--	32	83	196
Grand/Myrtle/Barham/East of Rancho Santa Fe	--	9	60	143
Grand/Myrtle/Barham/East of Las Posas	--	--	43	99
Grand/Myrtle/Barham/West of San Marcos	--	--	45	103
Grand/Myrtle/Barham/West of Twin Oaks	0	0	0	0
Grand/Myrtle/Barham/West of Bougher	--	--	--	46
Grand/Myrtle/Barham/West of Nordahl	--	--	41	91
Bennett/North of Mission	--	--	27	78
Bennett/South of Rock Springs	--	--	27	78
Bennett/South of Borden	--	--	6	58
Borden/East of Las Posas	0	0	0	0
Borden/East of Palomar	0	0	0	0
Borden/East of Twin Oaks	0	0	0	0
Borden/East of Mulberry	--	--	20	70
Borden/East of Rose Ranch	--	--	39	90
Rose Ranch/East of Twin Oaks	0	0	0	0
Rose Ranch/East of Mulberry	--	--	--	21
Rose Ranch/East of Borden	--	--	--	21

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic flow.

TABLE F-1 (Cont'd.)

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
Mulberry/North of Mission	--	--	45	105
Mulberry/North of Borden	--	--	--	52
Mulberry/South of Rose Ranch	0	0	0	0
Bougher/South of SH-78	0	0	0	0
Bougher/South of Mission	0	0	0	0
Bougher/North of Rock Springs	--	--	--	42
Bougher/South of Borden	--	--	--	42
Rock Springs/East of Richland	0	0	0	0
Rock Springs/East of Bennett	--	--	20	70
Rock Springs/West of Nordahl	--	--	41	93
Rock Springs/East of Nordahl	--	--	41	93
Linda Vista/East of Rancho Santa Fe	0	0	0	0
Linda Vista/East of Las Posas	--	--	39	90
Linda Vista/East of Via Vera Cruz	--	--	16	67
Linda Vista/South of Grand	--	--	16	67
Discovery/South of San Marcos	--	--	48	113
Discovery/West of Via Vera Cruz	--	--	--	15
Discovery/West of Myrtle	--	--	--	--
Questhaven/West of Twin Oaks	0	0	--	0
Questhaven/West of Elfin Forest	--	--	--	46
Questhaven/East of Rancho Santa Fe	--	--	--	46
Deer Springs/West of I-15	--	--	32	83
Deer Springs/North of Buena Creek	--	--	32	83
Buena Creek/West of Deer Springs	--	--	28	80

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic lane.

TABLE F-2

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	75	dB(A) Ldn		60
		70	65	
SH-78/West of I-15	95	240	507	905
SH-78/West of Nordahl	91	227	483	880
SH-78/East of Twin Oaks	89	218	477	871
SH-78/East of San Marcos	86	205	444	820
SH-78/East of Las Posas	78	186	428	780
SH-78/East of Rancho Santa Fe	73	180	400	760
SH-78/West of Rancho Santa Fe	80	193	430	785
Twin Oaks/South of Myrtle	60	143	340	660
Twin Oaks/South of SH-78	64	155	360	685
Twin Oaks/South of San Marcos	48	113	266	557
Twin Oaks/South of Mission	57	135	309	620
Twin Oaks/South of Borden	50	120	280	570
Twin Oaks/South of Rose Ranch	21	73	180	400
Twin Oaks/South of Buena Creek	15	65	158	360
Twin Oaks/North of Questhaven	17	68	165	390
Nordahl/south of Mission	---	50	120	280
Nordahl/south of SH-78	22	75	180	400
Nordahl/north of SH-78	42	95	240	507
Nordahl/south of Rock Springs	---	50	120	280
Nordahl/south of Rose Ranch	---	45	103	248
Las Posas/north of San Marcos	6	58	140	320
Las Posas/north of Linda Vista	---	54	128	300
Las Posas/south of SH-78	37	88	220	474
Las Posas/south of Mission	38	89	218	477
Las Posas/south of Borden	---	43	99	245
Las Posas/north of Borden	---	16	67	163

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-2 (Cont'd.)

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	75	dB(A) Ldn		60
		70	65	
Rancho Santa Fe/south of San Marcos	43	99	245	520
Rancho Santa Fe/south of Linda Vista	41	93	232	505
Rancho Santa Fe/south of Grand	23	78	185	416
Rancho Santa Fe/south of SH-78	37	88	220	474
Rancho Santa Fe/south of Mission	17	68	165	390
Mission/west of Rancho Santa Fe	28	80	193	432
Mission/west of Las Posas	23	77	185	416
Mission/west of Knoll	32	83	196	440
Mission/west of Twin Oaks	19	72	171	395
Mission/west of Mulberry	47	130	290	605
Mission/west of Bennett	28	80	193	432
Mission/west of Nordahl	49	115	272	562
Mission/east of Nordahl	32	83	196	440
San Marcos/west of Rancho Santa Fe	49	115	272	562
San Marcos/west of Las Posas	41	93	232	505
San Marcos/west of Via Vera Cruz	41	91	227	483
San Marcos/west of Myrtle	51	121	283	585
San Marcos/west of SH-78	58	136	317	637
San Marcos/west of Twin Oaks	38	89	218	477
Grand/Myrtle/Barham/east of Rancho Santa Fe---		19	72	171
Grand/Myrtle/Barham/east of Las Posas ---		52	122	287
Grand Myrtle/Barham/west of San Marcos	5	58	136	317
Grand/Myrtle/Barham/west of Twin Oaks	47	109	262	554
Grand/Myrtle/Barham/west of Bougher	9	60	143	340
Grand/Myrtle/Barham/west of Nordahl ---		41	93	232
Bennett/north of Mission	---	---	41	93
Bennett/south of Rock Springs	---	---	39	90
Bennett/south of Borden	---	---	24	78

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-2 (Cont'd.)

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
Borden/east of Las Posas	---	16	67	163
Borden/east of Palomar	---	10	61	150
Borden/east of Twin Oaks	---	42	99	244
Borden/east of Mulberry	---	5	58	136
Borden/east of Rose Ranch	---	42	95	240
Rose Ranch/east of Twin Oaks	---	1	57	135
Rose Ranch/east of Mulberry	---	7	59	142
Rose Ranch/east of Borden	---	15	66	161
Mulberry/north of Mission	---	52	122	287
Mulberry/north of Borden	---	1	57	135
Mulberry/south of Rose Ranch	---	---	6	58
Bougher/south of SH-78	7	59	142	365
Bougher/south of Mission	12	63	153	3469
Bougher/north of Rock Springs	---	49	115	272
Bougher/south of Borden	---	37	88	220
Rock Springs/east of Richland	---	34	86	205
Rock Springs/east of Bennett	---	15	65	158
Rock Springs/west of Nordahl	---	1	57	135
Rock Springs/east of Nordahl	---	7	59	142
Linda Vista/east of Rancho Santa Fe	---	55	134	305
Linda Vista/east of Las Posas	---	42	99	244
Linda Vista/east of Via Vera Cruz	---	27	80	193
Linda Vista/south of Grand	---	23	77	185

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-3

NOISE REDUCTION IMPLEMENTATION MEASURES

SOUND INSULATION FACTORS BY BUILDING TYPE AND WINDOW CONDITIONS

<u>Building Type</u>	<u>Window Condition</u>	<u>Noise Reduction</u>
All	Open	10 dB(A)
Light Frame	Ordinary Sash	
	Closed	20 dB(A)
	with Storm Windows	25 dB(A)
Masonry	Single Glazed	25 dB(A)
Masonry	Double Glazed	35 dB(A)

Source: County of San Diego

NOISE REDUCTION PROVIDED BY COMMON BUILDING CONSTRUCTION METHODS

<u>Construction Type</u>	<u>Typical Occupancy</u>	<u>General Description</u>	<u>Range of Noise Reduction dB(A)</u>
1	Residential, Commercial	Wood framing. Exterior stucco or wood sheathing. Interior drywall or plaster. Sliding glass windows. Windows partially open.	15 - 20
2	Same as 1, above	Same as 1, above, but windows closed.	25 - 30
3	Commercial, Schools	Same as 1, above, but windows are fixed 1/4 inch plate glass	30 - 35
4	Commercial	Steel or concrete framing. Curtainwall or masonry exterior wall. Fixed 1/4 inch plate glass windows.	30 - 40

The range depends upon the openness of the windows, the degree of seal and the window area involved.

Source: County of San Diego Noise Element.

